

**PLANNING COMMITTEE  
MINUTES**

**MONDAY 1<sup>st</sup> August 2016**

**Present:**

Cllrs. J. Bayford, Binks, Buckley, Dexter (Chairman), Moore, D. Saunders, and M. Saunders as substitute.

Ex-Officio: Cllr. Taylor-Smith (Deputy Town Mayor)

Planning Clerk: Christine Chappell

Members of the Public

**Minutes marked \* require a resolution from the Town Council**

**126 APOLOGIES FOR ABSENCE**

Cllr. Shaw.

**127 DECLARATIONS OF INTEREST**

None declared.

**128 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 4<sup>th</sup> July 2016.

RECEIVED the unconfirmed Minutes of the Neighbourhood Planning Sub-Committee meeting held on Thursday 14<sup>th</sup> July 2016.

**129 CORRESPONDENCE**

NOTED that all the correspondence had been circulated by email.

**130 CHAIRMAN'S REPORT**

None.

**131 NEIGHBOURHOOD PLAN BUSINESS**

Neighbourhood Plan: Update

NOTED that the next meeting of the Neighbourhood Plan Sub-Committee Meeting is being held on Thursday 4<sup>th</sup> August at 10.00am.

Cllr. Binks advised that one strategic, primary route had been walked and that the next meeting of the Neighbourhood Plan Sub-Committee is planned for early September.

**132 PLANNING APPLICATIONS**

*In accordance with Standing Orders 3e, 3f and 3g, Mr Suchak addressed the committee speaking against application 16/0777/IW – Mizuri, Norman Road, Broadstairs CT10 3BZ*

**RESOLVED** that applications be dealt with as detailed below:

- (i) The Committee recommends **Refusal** of the applications listed below **with the following concern(s)**:

16/0777/IW                      Mizuri, Norman Road, Broadstairs CT10 3BZ  
Concerns: Rear garden cramming; overdevelopment; overlooking; detrimental impact on neighbours; loss of amenities; loss of light; out of character with surrounding development; overbearing; too close to boundary fencing; poor elevation design; no provision for vehicle access and loss of pedestrian access through route to park.  
(Unanimous)

*The Members of the Public left the meeting.*

16/0829/JS                      60 Lindenthorpe Road, Broadstairs CT10 1BQ  
Concerns: No boundary clearance.  
(Unanimous)

16/0955/DF                      27 Stanley Road, Broadstairs CT10 1DA  
Concerns: Overdevelopment; neighbour's loss of light and overlooking.  
Members recommend a site visit by Thanet District Council Planning Committee.  
(Majority)

- (ii) **No Comment** was made on the following applications: (Unanimous)

16/0282/JS                      67 High Street, St. Peter's, Broadstairs CT10 2TH  
16/0790/DF                      17 Beech Drive, Broadstairs CT10 2LL  
16/0833/GR                      10 Chandos Road, Broadstairs CT10 1QP  
16/0848/GR                      Land rear of Cleveland House, 20 to 22 Granville Road, Broadstairs CT10 1QB  
L/16/0861/GR                      Continental Corner, 11-13 Charlotte Street, Broadstairs CT10 1LR  
16/0864/DF                      4 Carlton Avenue, Broadstairs CT10 1AB  
16/0887/DF                      31 Whiteness Green, Broadstairs CT10 3JS  
16/0695/JS                      Sea House, North Foreland Avenue, Broadstairs CT10 3QT  
A/16/0891/GR                      Continental Corner, 11-13 Charlotte Street, Broadstairs CT10 1LR  
16/0895/JS                      16 Vale Road, Broadstairs CT10 2JQ  
16/0903/JS                      4 Rowan Court, 34-40 St. Peter's Park Road, Broadstairs CT10 2AZ  
16/0805/JS                      11 Lanthorne Road, Broadstairs CT10 3NH

16/0854/RB	14 Gloucester Avenue, Broadstairs CT10 2HP
16/0899/JS	148 Ramsgate Road, Broadstairs CT10 2ER
L/16/0927/RB	11 Reading Street, Broadstairs CT10 3BD
16/0954/DF	42 Victoria Avenue, Broadstairs CT10 3HZ
R/16/0960/GR	Land and Buildings South of Westwood Cross and between New Haine Road and Margate Road, Broadstairs CT10 5FJ
16/0739/JS	Flat 3, 15 Eastern Esplanade, Broadstairs CT10 1DR
16/0744/RB	4 Ocean View, Broadstairs CT10 1TP
A/16/0892/RB	Westwood Cross Shopping Centre (Management Suite), Westwood Cross, Margate Road, Broadstairs CT10 2BF
16/0938/GR	33 The Ridgeway, Broadstairs CT10 2HB
16/0953/IW	128 Beacon Road, Broadstairs CT10 3DQ
16/0959/RB	38 Osborne Road, Broadstairs CT10 2AE
16/0987/DF	2 Swinburne Avenue, Broadstairs CT10 2DP

### **133 WORKS TO TREES IN CONSERVATION AREAS / TREE PRESERVATION ORDERS/ HEDGEROW REMOVAL APPLICATIONS**

- (i) RESOLVED unanimously to recommend **Refusal** of the following application with the following concerns:

TPO/16/0990/DF 41 Selwyn Drive, Broadstairs CT10 2SW  
Concerns: (T1) – Unnecessary felling and removal of a healthy tree.

- (ii) **Resolved** unanimously that the following applications be subject to inspection by the Arboricultural Officer at TDC and with Town Council recommendations as follows:

- Healthy trees are retained wherever possible.
- Only diseased or dying trees to be felled and only subject to a suitable replacement being planted. Where trees are being felled because of overcrowding, thinning rather than removal of all trees should be considered wherever possible.
- Remedial tree works i.e. Crown lift / Crown thin / Height reduction etc, to be kept to a maximum of 20%.
- Works required for structural reasons i.e. impact of root damage to foundations and drains be recognised.
- It is a criminal offence under the Wildlife and Countryside Act to disturb nesting birds. Tree works should not be permitted to take place during the main nesting period from mid-March until August. Birds can nest in any month of the year. There should be conditions requiring the applicant to check for nesting birds before undertaking works to trees, and if birds are found to be nesting, for works to be postponed until nesting is complete. If birds present on the site are of high conservation concern ('red list' or 'amber list' birds), permission for the works should be refused unless there are overwhelming reasons for it to be given.

TPO/TH/16/0900/JS	53 Ramsgate Road, Broadstairs CT10 2DJ
TPO/16/0902/JS	38 Whiteness Green, Broadstairs CT10 3JS
TPO/TH/16/0804/DF	53 Bradstow Way, Broadstairs CT10 1AJ
TPO/TH/16/0963	East Northdown Farm Garden Nursery, George Hill Road, Broadstairs CT9 3TS
TPO/TH/0994/DF	3 The Paddocks, Broadstairs CT10 3AJ
TCA/16/0972/RB	Neptunes Hall, 1-5 Harbour Street, Broadstairs CT10 1ET

#### **134 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

None.

Councillors updated each other on various planning and building developments currently taking place in the town.

Councillors expressed concern that changes of condition(s) of granted permissions appear not be being circulated to the Town Council for consideration and comment.

Next Meeting is Monday 5<sup>th</sup> September 2016.

Meeting closed at 7.50p.m.  
Planning Clerk