

**PLANNING COMMITTEE
MINUTES**

MONDAY 5th September 2016

Present:

Cllrs. J. Bayford, Matterface as substitute, Moore, **D. Saunders (Chairman) and M. Saunders as substitute.

Ex-Officio: Cllr. P. Shaw (Mayor) and Cllr. Taylor-Smith (Deputy Mayor)

Planning Clerk: None

Members of the Public:

****In the absence of both the Committee Chairman and Vice Chairman,
Cllr. David Saunders Chaired the Meeting****

Minutes marked * require a resolution from the Town Council

140 APOLOGIES FOR ABSENCE

Cllrs. Binks & Dexter

141 DECLARATIONS OF INTEREST

None declared

142 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 1st August 2016 (Cllr. Taylor-Smith proposed, Cllr. M. Saunders seconded – Unanimous)

RECEIVED the unconfirmed minutes of the Neighbourhood Planning Sub-Committee meeting held on Thursday 4th August 2016.

143 CORRESPONDENCE

NOTED that all correspondence had been circulated by e-mail.

144 CHAIRMAN'S REPORT

None.

145 NEIGHBOURHOOD PLAN BUSINESS

Cllr. D. Saunders confirmed that the sub-committee had met on Thursday 4th August 2016 and that members were currently working on their allotted reports of the agreed strategic and primary routes – the next meeting will be held on Wednesday 21st September 2016

146 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr D. Theoff addressed the committee speaking against application 16/0924/EF – Land formally used as Club Convalescent Home, Reading Street, CT10 3AX

RESOLVED that applications be dealt with as follows:

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

16/0924/EF Land formally used as Club Convalescent Home, Reading Street, CT10 3AX
Concerns: Over-development (Density of units too high), Overlooking, Highway safety issues (Existing road system is considered to be inadequate), Detrimental impact on the adjacent Conservation Area. **(Unanimous)**

The Members of the public left the meeting

16/1047/GR Land at the Junction of Sowell Street, Broadstairs, CT10 2AT
Concerns: Despite the previous site history – Two units considered to be over-development, Highway safety issues resulting from the increased traffic movements in what is already a busy and congested area, Overlooking and loss of trees. **(Unanimous)**

16/1008/LH Land adjacent to North Goodwin House, Cliff Parade, Broadstairs, CT10 3QY
Concerns: Committee consider the proposed development out of keeping and detrimental to the appearance of the area, also that the proposed garage is in front of the proposed building line. **(Majority)**

- (ii): The Committee recommends **No Objection with concern(s)** of the following applications, some of the concerns although not directly relating to Planning Issues, were reserved as a result of the lack of information OR conflicting details/information on the TDC Planning Portal (Marked **"Comment"**):

16/0570/JS 72 Westover Road, Broadstairs, CT10 3EX
Concerns: Highway safety issues – sight lines when exiting, consideration should be given to reducing the height of the existing front wall to the right facing. **(Majority)**

16/0944/JS 5 Freda Close, Broadstairs, CT10 2ED
Concerns: Drawings inconclusive (sketchy details and specifications) no application form on the planning portal
If consent is given under "Permitted Development", Planning Officer to ensure that the design and materials are in harmony with existing. **(Majority)**

- 16/1017/JS 39 Kingsgate Avenue, Broadstairs, CT10 3QP
Concerns: Overlooking (Rear windows) also and if consent is given, Planning Officer to ensure that the Velox Roof Windows are 1.57m above room floor level and obscured - if considered necessary. **(Majority)**
- 16/1006/DF 16 Radley Close, Broadstairs, CT10 1BT
Concerns: Committee have concerns with regards to the quality of the design, in that the hung tile feature on the existing is not mirrored on the proposed two storey extension and that the result will be out of keeping with the overall street scene. **(Majority)**
- 16/0928/JS 98 Park Avenue, Broadstairs, CT10 2EZ
Concerns: Proposed front extension beyond the existing building line – Considered out of keeping with the general street scene. **(Majority)**
- 16/1100/JS 116 Westwood Road, Broadstairs, CT10 2PB
Comment: Drop Kerb Application - Information on Planning Portal inconclusive.
- 16/1101/RB Land adjacent to 191 Ramsgate Road, Broadstairs, CT10 2EW
Comment: Item list on the Planning Portal incorrectly or poorly identified.
- 16/0898/RB 3 Almond Close, Broadstairs, CT10 2NQ
Comment: No details on Planning Portal which would allow the Committee to make any comment on validity of the requested condition variations.
- R/16/0993/GR
Land rear of 6 to 8 Parkwood Close, Broadstairs, CT10 2XN
Comment: Committee expressed concerns with regards to the quality of the design and that the Planning Portal simply refers to "Site & Other Plans" – Clear identification of drawing contents would assist
- 16/1014/RB 12 Mayville Road, Broadstairs, CT10 3ET
Comment: Whereas the application is for a "Single Storey Garage", Dwg No: 133-PLN-200 clearly labels the proposed development as a "workshop" – Therefore, if consent is given, it should include a condition that the building is only to be used as a garage.
- 16/1055/JS 46 Linden Avenue, Broadstairs, CT10 1HR
Comment: In the opinion of Committee, the drawings included on the Planning Portal are incomplete and confusing – site visit required!

16/1086/JS 156 High Street, Broadstairs, CT10 1JB

Comment: The block plan drawing on the Planning Portal is for "54 Princess Margaret Avenue, Margate"?

16/0869/DF 51 Botany Road, Broadstairs, CT10 3SA

Comment: Drawings incomplete (Stairs not shown on ground floor plan), Overlooking (Rear windows) also and if consent is given, Planning Officer to ensure that the Velox Roof Windows are 1.57m above room floor level and obscured - if considered necessary.

16/1102/RB Land rear of 13 & 15 Albion Street, Broadstairs, CT10 1LU

Comment: Although the original plans for this site were in a more traditional style, the new plans are "modern" – as per the adjacent development, however, Committee expressed concerns with regards to "Overlooking".

(iii): **No comment** was made on the following applications (unanimous):

16/0772/DF 9 Lerryn Gardens, Broadstairs, CT10 3BH

16/0931/JS 37 The Vale, Broadstairs, CT10 1RB

16/0984/DF Marlesleigh, Thanet Place Gardens, Broadstairs, CT10 1EE

16/1025/GR Unit B3 East Kent Retail Park, Broadstairs, CT10 2RQ

16/1052/DF 1 Park Road, Broadstairs, CT10 1ED

16/0863/DF 2 Oaklands Court, 23 Vicarage Street, Broadstairs, CT10 2SG

16/1084/GR Unit B3 East Kent Retail Park, Broadstairs, CT10 2RQ

KCC/TH/0221/2016

St Georges School, Westwood Road, Broadstairs, CT10 2LH

16/0886/DF 7 Chandos Square, Broadstairs, CT10 1QP

16/0957/JS 18 Harrowdene, Broadstairs, CT10 2XF

16/1037/RB 51 Carlton Avenue, Broadstairs, CT10 1AQ

16/1044/JS 6 Eastern Esplanade, Broadstairs, CT10 1DP

16/1055/RB 9 Cliffside Drive, Broadstairs, CT10 1RX

147 WORKS TO TREES IN CONSERVATION AREAS/TREE PRESERVATION ORDERS/HEDGEROW REMOVAL APPLICATIONS

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 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 on trees, and if birds are found 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/16/0896	6 Walnut Close, Broadstairs CT10 2EL
TPO/TH/16/1064	7 Inverness Terrace, Broadstairs CT10 1QZ
TPO/TH/16/0941	73 Lindenthorpe Road, Broadstairs CT10 1DH
TPO/TH/16/1022	St. Stephens Manor, North Foreland Road, Broadstairs CT10 3FA
TPO/TH/16/1061	5 Northcliffe Gardens, Broadstairs CT10 3AL
TCA/TH/16/0917	36 Church Street, Broadstairs CT10 2TT
TPO/TH/16/1166	Fairfield Lodge, Fairfield Park, Broadstairs CT10 2JT
TPO/16/1130/DF	12 Bairds Hill, Broadstairs CT10 3AA

148 FORWARD AGENDA ITEMS AND OTHER BUSINESS

None.

Next meeting is Monday 3rd October 2016.

Meeting closed at 8.30pm
Cllr. David Saunders