

**PLANNING COMMITTEE  
MINUTES**

**MONDAY 9<sup>th</sup> January 2017**

Present: Cllrs. J Bayford, Binks, Dexter (Chairman), Moore, D. Saunders and M. Saunders (substitute for Cllr. Shaw)  
Ex-Officio - Cllr. Taylor-Smith  
Town Clerk: Danielle Dunn  
Planning Clerk: Christine Chappell  
Member of the Public

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

**249 APOLOGIES for ABSENCE:**

Cllr. Shaw.

**250 DECLARATIONS of INTEREST**

Cllr. Moore declared a pecuniary interest in Item 7 Planning Applications; Amended Application 16/0780/GR – 2 and 3 St. Marys Road, Broadstairs CT10 1LX as he is related to the applicant.

**251 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on 5<sup>th</sup> December 2016.

**252 CORRESPONDENCE**

There was no correspondence to consider.

**253 CHAIRMAN'S REPORT**

None.

**254 NEIGHBOURHOOD PLAN BUSINESS**

NOTED that the Town Clerk is attending a meeting at Thanet District Council on Monday 16<sup>th</sup> January to discuss timescales and the way forward for the Neighbourhood Plan.

**255 PLANNING APPLICATIONS**

Cllr. Moore left the Council Chamber.

*In accordance with Standing Orders 3e, 3f and 3g, Mr D. Moore addressed the committee speaking for amended application 16/0780/GR – 2 and 3 St. Marys Road, Broadstairs CT10 1LX.*

RESOLVED that applications be dealt with as detailed below;

- (i) The Committee raises **No Objection** to the application listed below with the following concerns:

16/0780/GR (Amendment) 2 and 3 St. Marys Road, Broadstairs CT10 1LX  
Concerns: Not in receipt of all the relevant drawings.  
(Unanimous)

Mr D. Moore left the meeting.

Cllr. Moore returned to the Chamber.

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

16/1507/AH (Amendment) Land adjacent 47 St. Peter's Road, Broadstairs CT10 2AP  
Concerns: Overdevelopment, in front of natural building line, poor design and traffic concerns. (Unanimous)

16/1559/DF Berachah, First Avenue, Broadstairs CT10 3LP  
Concerns: Loss of neighbours' amenity. (Majority)

16/1645/RB Cambay Lodge, 91 Kingsgate Avenue, Broadstairs CT10 3LW  
Concerns: Overdevelopment, out of keeping with pattern of development in Area of High Townscape Value. (Unanimous)

16/1650/JS Land adjacent 11 Northdown Road, Broadstairs CT10 2UN  
Concerns: Overdevelopment, cramming, no parking provision.  
(Unanimous)

16/1359/GR Redcourt, Joss Gap Road, Broadstairs CT10 3PG  
Concerns: Loss of vista from both sides, building on Joss Bay cliff top, potential future use of building. (Unanimous)

- (iii) The Committee raises **No Objection** to the applications listed below:  
(Unanimous)

A/16/1633/RB Roundabout at Poorhole Lane and Westwood Road, Broadstairs

- (iv) The Committee raises **No Objection** to the following application(s) listed below **with the following concerns**:

16/1552/RB (Amendment) 87 Gladstone Road, Broadstairs CT10 2JA  
Concerns: Potential future rear flat roof elevation development.  
(Majority)

16/1608/JS 24 Kingsgate Avenue, Broadstairs CT10 3QP  
Concerns: Out of keeping with street scene, incursion over property boundary. (Unanimous)

- (v) The Committee raises **Objection** to the application listed below with the following concerns:

16/1648/JS 11 Northdown Road, Broadstairs CT10 2UN  
Concerns: Inadequate off street parking. (Unanimous)

- (vi) **No comment** was made on the following applications:(All Unanimous)

16/1580/RB 1 Avalon, 208 Ramsgate Road, Broadstairs CT10 2EW  
16/1581/JS 16 Luton Avenue, Broadstairs CT10 2DH  
L/16/0747/RB Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH  
L/16/1312/EF Port Regis Nursing Home, Convent Road, Broadstairs  
CT10 3PR  
16/1546/GR St. Peter's Recreation Ground, Callis Court Road, Broadstairs  
CT10 3AE  
A/16/1590/RB 38 Osborne Road, Broadstairs CT10 2AE  
16/1589/RB 38 Osborne Road, Broadstairs CT10 2AE  
16/1687/JS 10 Yardley House, Francis Road, Broadstairs Ct10 3RQ  
A/16/1623/RB 3 Broadstairs Retail Park, Margate Road, Broadstairs  
CT10 2QW

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

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

TPO/16/1644/JS Haddon Dene School, 57 Gladstone Road, Broadstairs  
CT10 2HY  
Concerns: Holly (T2) - Unnecessary felling of healthy tree. Protective measures e.g. Crown raise should be implemented. (Unanimous)

- (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/16/1640/DF	36 Cherry Gardens, Broadstairs CT10 2NE
TPO/TH/16/1677/DF	10 Grenville Way, Broadstairs CT10 2JR
TCA/TH/16/1697/DF	44 Reading Street, Broadstairs CT10 3AZ
TPO/TH/16/1721/DF	7 Crown Cottages, Pearsons Way, Broadstairs CT10 3JE
TPO/TH/16/1700/RB	38 Selwyn Drive, Broadstairs CT10 2SW
TPO/TH/16/1717/RB	4 Cherry Gardens, Broadstairs CT10 2NE

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

NOTED that there is a Thanet District Council Members Briefing on the new District Council website on 19<sup>th</sup> January.

NOTED that there is a preview of the proposed new Vattenfall Wind Farm extension on the 21<sup>st</sup> January at The Pavilion, Broadstairs.

NOTED that the Thanet Parkway developers will be doing a presentation at the Finance and General Purposed Committee meeting on Monday 23<sup>rd</sup> January.

NOTED that the Town Clerk will introduce herself to Iain Livingstone, Thanet District Council Planning Applications Manager and invite him to a future meeting to update the Committee on the Planning Applications Team and the Planning Portal.

Date of next meeting Monday 6<sup>th</sup> February 2017.

Meeting Closed at 8.33p.m.  
Planning Clerk