

**PLANNING COMMITTEE
MINUTES**

MONDAY 6th February 2017

Present: Cllrs. J Bayford, Buckley, Dexter (Chairman), Matterface (substitute for Cllr. Binks), Moore
Ex-Officio - Cllrs. Shaw and Taylor-Smith
Planning Clerk: Christine Chappell

Minutes marked * require a resolution from the Town Council

293 APOLOGIES for ABSENCE:

Cllrs. Binks and D. Saunders.

294 DECLARATIONS of INTEREST

Cllr. Shaw declared a significant interest in Item 4 Correspondence, as a family member works for Vattenfall maintaining and developing wind turbines.

295 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on 9th January 2017.

296 CORRESPONDENCE

NOTED the consultation by Vattenfall on their Scoping Report for the proposed extension to the Thanet Offshore Wind Farm and the correspondence sent to them by Cllr. Binks. Vattenfall to be invited to attend the 6th March 2017 Planning Committee Meeting to provide a 15-minute presentation and a 15-minute question and answer session on their proposal.

297 CHAIRMAN'S REPORT

None.

298 NEIGHBOURHOOD PLAN BUSINESS

NOTED that the next Neighbourhood Planning Sub-Committee Meeting is on Thursday 9th February at 2.30 p.m. in the Council Chamber.

299 PLANNING APPLICATIONS

RESOLVED that applications be dealt with as detailed below;

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

16/1193/EF (Amendment) Block D, East Northdown Nursery and Business Centre, Margate, CT10 3BJ
Concerns: Too close to adjoining properties, poor design, overbearing, increase in traffic and pollution, loss of privacy, increased noise, information missing from plans.
(Unanimous)

16/1047/GR (Amendment) Land at Junction of Sowell Street, Broadstairs CT19 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, loss of trees, height of buildings and overbearing.
(Unanimous)

16/1749/RB 22 Grosvenor Road, Broadstairs CT10 2BT
Concerns: Overdevelopment, no amenity area provided, no boundary clearance, out of character with street scene and obscuring views of the Church.
(Majority)

(ii) The Committee raises **No Objection** to the applications listed below with the following concerns:

16/1734/GR 9 Kings Avenue, Broadstairs CT10 1DJ
Concerns: Windows in rear elevation to be obscured and half opening fan lights.
(Unanimous)

16/1760/DF 23 Dane Court Gardens, Broadstairs CT10 2SB
Concerns: Overlooking from skylights.
(Majority)

16/1754/JS Marlesleigh, Thanet Place Gardens, Broadstairs CT10 1EE
Concerns: Preserve gazebo, if possible as part of the vista of the Eastern Esplanade.
(Majority)

17/0032/DF 29 Swinburne Avenue, Broadstairs, CT10 2DP
Concerns: Poor roof design to front elevation.
(Majority)

17/0070/JS 3 Elmwood Park, Broadstairs CT10 3AP
Concerns: External flue.
(Unanimous)

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

17/0003/DF Eastdene, Holland Close, Broadstairs CT10 3QJ
17/0009/LH Ocean View, Cliff Promenade, Broadstairs CT10 3QY
16/1742/DF 9 Stanley Road, Broadstairs CT10 1DA
L/17/0026/ZD 23 Lanthorne Road, Broadstairs CT10 3NH
17/0053/DF Land adjacent to Kingsgate and Kenver Nurseries, George Hill
Road, Broadstairs CT10 3JU
17/0058/DF 21 High Street, St. Peter's CT10 2TL

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

16/1719/RB 15 Carlton Avenue, Broadstairs CT10 1AB
16/1569/RB (Amendment) 42 Kings Avenue, Broadstairs CT10 1DN
16/1694/RB Unit E, Westwood Retail Park, Broadstairs CT10 2FG
16/1720/ZD 3 Broadstairs Retail Park, Margate Road, Broadstairs
CT10 2QW
16/1746/RB NTL rear of Thanet Fire Station, Margate Road, Broadstairs
CT10 2QD
16/1772/DF 7 Lauriston Mount, Broadstairs CT10 1AS
16/1560/ZD Berachah, First Avenue, Broadstairs CT10 3LP
KCC/TH/0006/2017 St. Georges CE Foundation School, Westwood Road,
Broadstairs CT10 2LH
16/1773/JS 37 The Vale, Broadstairs CT10 1RB
17/0005/ZD Ashton Mews, Wrotham Road, Broadstairs CT10 1RU
17/0015/RB Waterstone, Cliff Promenade, Broadstairs CT10 3QY
A/17/0068/AH Unit 2 and 3 Pyramid Business Park, Poorhole Lane, Broadstairs
CT10 2PT
17/0095/DF Arqiva Ltd, NTL rear of Thanet Fire Station, Margate Road,
Broadstairs CT10 2QD

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

- (i) 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.

TCA/TH/16/1526/JS Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
TPO/TH/17/0105/RB 29 Callis Court Road, Broadstairs CT10 3AH
TPO/TH/17/0106/JS 5 Willow Court, St. Peter's Road, Broadstairs CT10 2BQ
TPO/TH/17/0107/ZD 36 Cherry Gardens, Broadstairs CT10 2NE

301 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Vattenfall Presentation and Question and Answer Session.
Local Plan Consultation Response.

NOTED that the Town Clerk has offered to do an evening or afternoon training session on how planning decisions are made by the Planning Authority.

NOTED that the Town Clerk has offered to make a slot available in her diary on a weekly basis to discuss the list of planning applications.

Planning Clerk requested to email round Councillor/Town Clerk comments on reserved applications prior to each meeting.

Town Clerk requested to contact the Thanet District Council Planning Applications Manager to discuss the validation of applications and the clear labelling and numbering of all plans/documents and comments on the Planning Portal.

Date of next meeting Monday 6th March 2017.

Meeting Closed at 8.20 p.m.
Planning Clerk