

**PLANNING COMMITTEE  
MINUTES**

**MONDAY 6<sup>th</sup> March 2017**

Present: Committee Members: Cllrs. J. Bayford, Binks, Buckley, Dexter (Chairman),  
Matterface (substitute for Cllr. Moore), M. Saunders (substitute for Cllr. D.  
Saunders)  
Ex-Officio: Cllrs. Shaw and Taylor-Smith  
Councillor R. Bayford in attendance to discuss Item no. 322 – Local Plan  
Town Clerk: Danielle Dunn  
Planning Clerk: Christine Chappell

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

**317 APOLOGIES for ABSENCE**

Cllrs. Moore and D. Saunders.

**318 DECLARATIONS of INTEREST**

NOTED that all dual hatted Councillors declared a significant interest in Item 4 – Local Plan.

**319 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on 6<sup>th</sup> February 2017.

RESOLVED to receive the unconfirmed minutes of the Neighbourhood Planning Sub-Committee Meeting held on Thursday 9<sup>th</sup> February 2017.

**320 CORRESPONDENCE**

NOTED that all correspondence had been forwarded by email and there was no further correspondence to consider.

**321 CHAIRMAN'S REPORT**

None.

**322 LOCAL PLAN**

The Town Clerk introduced the TDC Local Plan and explained that a consensus needed to be reached on each section in the draft plan. The Clerk would then draft an official Town Council response based on the consensus opinion in the meeting, and back this response with evidence, the response would be circulated for comment. Cllrs were advised that if they had further individual opinions they could respond to the consultation independently.

Please see Attachment A for a draft of the responses RESOLVED.

*Cllr. D. Saunders joined the meeting as an observer at 7.34 p.m. during the discussion about Housing Provision.*

### **323 NEIGHBOURHOOD PLAN BUSINESS**

The Town Clerk gave an update on the progress and the next steps for producing the Neighbourhood Plan.

NOTED that the next meeting is on Thursday 9<sup>th</sup> March.

*Town Clerk, Danielle Dunn, left the meeting.*

### **324 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):

16/1645/RB (Amendment) Cambay Lodge, 91 Kingsgate Avenue, Broadstairs CT10 3LW

Concerns: Overdevelopment, out of keeping with pattern of development in Area of High Townscape Value, overlooking from 2<sup>nd</sup> floor balconies.

(Unanimous)

17/0178/JS 9 Linden Avenue, Broadstairs CT10 1HR

Concerns: Window should be fixed frame, non-opening and obscure glazed.

(Unanimous)

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

17/0162/GR 29 Harbour Street, Broadstairs CT10 1EU

Concerns: Loss of flint wall, lack of bin storage, increased size and material of windows. Must be subject to Conservation Officer's approval.

(Unanimous)

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

16/1607/DF 9 Rosemary Gardens, Broadstairs CT10 2ET

Concerns: This extension protrudes forward and would create a hindrance to the neighbour at no. 11.

(Majority)

16/1391/AH (Amendment) 71 Gladstone Road, Broadstairs CT10 2JA  
Concerns: Concerns: Condition should be placed on windows with regards to overlooking. Roof lights need to be 1.57m or obscured glass used. There should be a Highways report due to additional vehicles as the development is within the town centre area.  
(Unanimous)

- (iv) **No comment** was made on the following applications:(All Unanimous)
- 17/0123/JS 49 West Cliff Road, Broadstairs CT10 1PY
  - 17/0125/JS 27 Grange Road, Broadstairs CT10 3EP
  - A/17/0136/RB JC Decaux UK Ltd, Advertising right at 460 Margate Road, Broadstairs CT10 2PR
  - 17/0023/DF 24 Botany Road, Broadstairs CT10 1EU
  - 17/0169/JS 69 Dumpton Park Drive, Broadstairs CT10 1RH
  - KCC/TH/0008/2017 St. Peter's House, Dane Valley Road, Broadstairs CT10 3FD
  - 17/0124/DF 90 Park Avenue, Broadstairs CT10 2EZ
  - 17/0138/RB 10 Beech Drive, Broadstairs CT10 2LL
  - 17/0167/LH 18 Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
  - L/17/0168/LH 18 Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
  - 17/0211/RB 2 West Cliff Road, Broadstairs CT10 1PU
  - 17/0216/AH 25 Linden Avenue, Broadstairs CT10 1HR
  - 17/0217/DF 7 Selwyn Drive, Broadstairs CT10 2SW
  - 17/0228/DF 31 Swinburne Avenue, Broadstairs CT10 2DP
  - 17/0230/RB 5 Wellesley Close, Broadstairs CT10 2HH
  - 17/0240/DF 42 Salisbury Avenue, Broadstairs CT10 2DU
  - 17/0196/LH 74 Albion Road, Broadstairs CT10 2UR
  - 17/0203/RB Progress Cottage, Creasys Walk, High Street, St. Peter's CT10 2FD
  - 17/0229/RB 25 Rectory Road, Broadstairs CT10 1HG

### **325 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.

TPO/TH/17/0194/DF	24 Sowell Street, Broadstairs CT10 2AU
TPO/TH/17/0238/ZD	11 Kingfisher Walk, Broadstairs CT10 2SN
TPO/TH/17/0218/ZD	35 Dane Court Gardens, Broadstairs CT10 2SD
TPO/TH/17/0185/RB	77 The Vale, Broadstairs CT10 2BY
TPO/TH/17/0205/JS	130 Gladstone Road, Broadstairs CT10 2JB
TPO/TH/17/0184/DF	20 Dumpton Park Drive, Broadstairs CT10 1RG

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

Planning Clerk to contact Thanet District Officer re 16/1645/RB - Cambay Lodge, 91 Kingsgate Avenue, Broadstairs CT10 3LW to ensure that resolution and comments made at this meeting are taken into consideration at Thanet District Council Planning Committee meeting being held on Wednesday 15<sup>th</sup> March.

Planning Clerk to check with Vattenfall that they confirm attendance at next Planning Meeting in April. All Councillors to be invited to attend presentation and question/answer session.

NOTED that applications OL/15/0788/CA – Westwood Lodge, Poorhole Lane, Broadstairs CT10 2PP and OL/15/0956/EF – Land Adjacent Holy Trinity School 99 Dumpton Park Drive BROADSTAIRS Kent CT10 1RR have both been allowed on appeal.

NOTED that Thanet District Council will shortly be resurfacing Albion Street Car Park.

Date of next meeting Monday 3<sup>rd</sup> April 2017.

Meeting Closed at 8.15p.m.  
Planning Clerk

ATTACHMENT A

Draft Town Council Response to the Thanet District Council Consultation on the Proposed Revisions to Draft Local Plan (Preferred Options).

Consultation Closing Date – 17<sup>th</sup> March 2017

TOPIC	TOWN COUNCIL agreed response
Revised Policy SP05 Former Airport Site	OBJECT to change of use from Airport to mixed use including 2500 housing development VOTE: Object: 8 Abstain: 1
Revised Policy SP11 – Housing Provision	OBJECT to the figure of 17, 140 homes to be provided in Thanet, due to the perception of a flooded Strategic Housing Market Availability Assessment. AGREE for the Town Clerk to look at the SHMAA to evidence the objection
Revised Location of Housing <ul style="list-style-type: none"> <li>• Land at Manston Road, Shottendane Road</li> <li>• Land at Manston Court Road/ Haine Road</li> <li>• Eurokent</li> </ul>	NO COMMENTS on the provision of the two new sites and the increase in numbers at Eurokent site But Town Clerk to draft a response regarding high densities being proposed on the site and how this could effect the housing market and new and existing residents of Thanet
Local Green Space	AGREE to submit all sites sent in to the 2015 consultation as proposals for Local Green Space designations. RESOLVED to pay for Ordnance Survey mapping of these sites if needed for submission
REVISED location of Thanet Parkway Station	MAJORITY SUPPORT the provision of the PARKWAY STATION, there was a MINORITY OBJECTION due to perceived lack of demand for it. UNANIMOUS OBJECTION to the proposed access arrangements to the proposed site.
New Strategic Routes Policy	SUPPORT the provision of a new “inner circuit” to serve new development and reduce pressure on the existing network. To ask TDC to clarify concerns over a break in the network at Coffin House Corner.
New Implementation Policy	SUPPORT the provision of a policy to ensure the implementation of the Infrastructure Delivery Plan (IDP) as part of any new planning applications
National Standards	SUPPORT the provision of new TDC policies covering Water efficiency, Internal space standards, Accessible and adaptable accommodation.