

**PLANNING COMMITTEE
MINUTES**

MONDAY 3rd April 2017

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

Minutes marked * require a resolution from the Town Council

379 APOLOGIES for ABSENCE

Cllrs. Moore and Shaw.

380 DECLARATIONS of INTEREST

None declared.

381 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on 6th March 2017.

RESOLVED to receive the unconfirmed minutes of the Neighbourhood Planning Sub-Committee Meeting held on Thursday 9th March 2017.

382 PRESENTATION BY VATTENFALL

NOTED that at the request of Vattenfall, their presentation has been deferred to a later date, due to a future consultation on the final design of the proposed extension.

383 CORRESPONDENCE

NOTED that the Thanet District Council Planning Committee decision for application 16/1645/RB - Cambay Lodge, 91 Kingsgate Avenue, Broadstairs CT10 3LW was a refusal.

384 CHAIRMAN'S REPORT

None.

385 NEIGHBOURHOOD PLAN BUSINESS

Cllr. Dexter gave an update on the progress of the Neighbourhood Plan.

NOTED that the next meeting is on Thursday 6th April at 9.00 a.m. in the Council Chamber.

386 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):

17/0247/GR 96 Percy Avenue, Broadstairs CT10 3LE
Concerns: Poor design, detrimental to the street scene, materials and not in keeping with the Broadstairs and St. Peter's Town Design Statement.
(Unanimous)

A/17/0289/LH (Retrospective) The Chapel, 44-46 Albion Street, Broadstairs CT10 1NE
Concerns: Detrimental to the street scene, details of the 4th sign missing, bright illumination attracts noise disturbance and anti-social behaviour, Listed Building dating from 1601 in a Conservation Area and signs are large and unsightly.
(Unanimous)

17/0325/GR 17 Lerryn Gardens, Broadstairs CT10 3BH
Concerns: Bulk and scale, overdevelopment, out of keeping with street scene, negative impact on neighbour's amenities, loss of light for immediate neighbour and loss of trees.
(Unanimous)

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

17/0363/GR 36 Coronation Close, Broadstairs CT10 3DL
Concerns: Design, location of bathroom with no windows or ventilation and detrimental impact on neighbour.
(Unanimous)

17/0371/GR 58 Park Avenue, Broadstairs CT10 2EZ
Concerns: Overdevelopment, raised height, mass, bulk and scale.
(Unanimous)

17/0394/DF 10 Dumpton Gap Road, Broadstairs CT10 1TA
Concerns: Overlooking from Velux windows, application makes no reference to inclusion of additional rear dormer as shown in plans, application should not be validated as it stands.
(Majority)

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

17/0217/DF 41 Selwyn Drive, Broadstairs CT10 2SW
17/0246/GR 96 Percy Avenue, Broadstairs CT10 3LE
17/0271/RB 12 Rosemary Gardens, Broadstairs CT10 2ET
17/0282/DF 23 The Silvers, Broadstairs CT10 2PF
17/0307/GR 10 Chandos Road, Broadstairs CT10 1QP
17/0288/JS 19 Dalmaney Close, Broadstairs CT10 1HS
17/0346/JS 5 Guy Close, Broadstairs CT10 3NF
17/0354/RB 11 Holm Oak Gardens, Broadstairs CT10 2JF

17/0368/RB 70 Bromstone Road, Broadstairs CT10 2HT

A/17/0377/GR Wren Kitchens, Unit A2, Westwood Retail Park, Broadstairs
CT10 2FG

16/1582/JS 52 Gladstone Road, Broadstairs CT10 2HZ

17/0381/JS 11 Cecilia Grove, Broadstairs CT10 3DE

17/0404/JS The Old Store, 41 Nelson Road, Broadstairs CT10 1HQ

387 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:

TPO/TH/17/0320/ZD 15 Ellington Way, Broadstairs CT10 1FG
Concerns: Felling of healthy trees.
(Unanimous)

- (ii) RESOLVED unanimously that the following application 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/17/0384/DF 34A Green Lane, Broadstairs CT10 2RR

388 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Date of next meeting Monday 8th May 2017.

Meeting Closed at 8.00 p.m.
Planning Clerk