



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 8<sup>th</sup> May 2017**

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

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

### **408 APOLOGIES for ABSENCE**

Full attendance.

### **409 DECLARATIONS of INTEREST**

None declared.

### **410 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on 3<sup>rd</sup> April 2017.

RESOLVED to receive the unconfirmed minutes of the Neighbourhood Planning Sub-Committee Meeting held on Thursday 6<sup>th</sup> April 2017.

### **411 CHAIRMAN'S REPORT**

NOTED that application A/17/0289 – The Chapel, 44-46 Albion Street, Broadstairs CT10 1NE has been refused by Thanet District Council and that the owner had been successfully prosecuted by the District Council for displaying an unauthorised illuminated advertisement in a listed building.

### **412 CORRESPONDENCE**

NOTED the correspondence received from the Senior Conservation Officer at Thanet District Council regarding the consultation on the proposed listing of Westwood Lodge, Stable Cottage, The Cottage and entrance piers and gates at Poorhole Lane, Broadstairs, Kent as buildings of Special Architectural or Historic Interest.

RESOLVED to support the proposed listing by the Town Clerk writing a letter to the Senior Conservation Officer by the 18<sup>th</sup> May 2017 deadline.

### **413 NEIGHBOURHOOD PLAN BUSINESS**

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

NOTED that the Broadstairs and St. Peter's Town Design Statement was in the process of being reviewed, amended and updated.

NOTED that first draft of the Plan has been presented to The Neighbourhood Planning Sub-Committee for comments and that it is on track to be completed in March 2018.

NOTED that the next meeting of The Neighbourhood Planning Sub-Committee is on Thursday 18<sup>th</sup> May at 4.00 p.m. in the Council Chamber.

#### **414 PLANNING APPLICATIONS**

RESOLVED that applications be dealt with as detailed below;

- (i) The Committee recommends **No Objection** of the application/s listed below:

17/0495/DF 103 Kingsgate Avenue, Broadstairs CT10 3LH (Unanimous)  
17/0532/DF 5 Dalmaney Close, Broadstairs CT10 1HS (Unanimous)

- (ii) The Committee raised **No Objection with concern** to the application listed below:

17/0537/RB Cambay Lodge, 91 Kingsgate Avenue, Broadstairs CT10 3LW  
Concerns: Overlooking from rear balconies.  
(Unanimous)

- (iii) The Committee raised **Objection with concern** to the application listed below:

17/0578/JS 55 Lindenthorpe Avenue, Broadstairs CT10 1BQ  
Concerns: First floor windows to be obscured and fixed. The garage is not to be used as habitable accommodation.  
(Unanimous)

- (iv) The Committee deferred a decision on the following application until the 12<sup>th</sup> June Planning Meeting:

17/0555/RB Waterstone, Cliff Promenade, Broadstairs CT10 3QY  
Reason: Lack of sufficient and correct documentation.  
(Unanimous)

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

17/0140/DF 86 Bradstow way, Broadstairs CT10 1AH  
17/0421/RB 80 Bromstone Road, Broadstairs CT10 2HX  
17/0428/RB 86 Rumfields Road, Broadstairs CT10 2PQ  
17/0412/GR 16 Rosemary Gardens, Broadstairs CT10 2ET  
L/17/0458/AH 1 Church Square, Broadstairs CT10 1HB  
17/0442/AH Fairlight House 115 Percy Avenue, Broadstairs CT10 3LD  
17/0440/DF 53 Lanthorne Road, Broadstairs CT10 3NA  
OL/17/0454/LH 32 Sea View Road, Broadstairs CT10 1BX

17/0514/LH	5 Francis Road, Broadstairs CT10 3NG
17/0501/JS	White Walls, Holland Close, Broadstairs CT10 3QJ
17/0572/GR	Green Lawns, Sowell Street, Broadstairs CT10 2AU
17/0602/JS	25 St. Pauls, Poplar Road, Broadstairs CT10 2SL
A/17/0610/JS	Co-Operative Pioneer Store, Hopeville Avenue, Broadstairs CT10 2TR
17/0622/JS	22 Victoria Avenue, Broadstairs CT10 3JB

#### **415 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/17/0485/JS      2 Bradstow House, 21 St. Peter's Road,  
Broadstairs CT10 2AP  
Concerns: Felling of healthy trees.  
(Unanimous)

- (ii) The Committee recommends **Approval** of the application listed below:  
TPO/TH/17/0607/JS      102 Bromstone Road, Broadstairs CT10 2HX  
Comment: Refusal of felling of a healthy tree.  
Approve the alternative 30% Crown reduction  
(down to 2m.)  
(Unanimous)

- (iii) 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/17/0387/ZD      11 Fitzroy Avenue, Broadstairs CT10 3LS

TPO/TH/17/0460/RB  
TCA/TH/17/0565/ZD

36 Vicarage Street, Broadstairs CT10 2SE  
The Garden House, Devonshire Terrace,  
Broadstairs CT10 1HH

TPO/TH/17/0603/RB  
TPO/TH/17/0589/JS

219 Bradstow Way, Broadstairs CT10 1AX  
Villiers House, Francis Road, Broadstairs CT10  
3RQ

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

NOTED that Vattenfall have a public consultation event on their proposed extension to the Thanet Wind Farm on Thursday 25<sup>th</sup> May from 2.00 p.m. until 7.00 p.m. in the Council Chamber.

NOTED the sympathetic renovation of the former Continental Corner Delicatessen building at 11-13 Charlotte Street, Broadstairs CT10 1LR. AGREED that the Town Mayor would write to the property owners expressing the Town Council's pleasure at the preservation of a Listed Building.

Date of next meeting Monday 12<sup>th</sup> June 2017.

Meeting Closed at 7.45 p.m.  
Planning Clerk