



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 12<sup>th</sup> JUNE 2017**

Present: Cllrs. J. Bayford, Binks, Buckley, Dexter (Chairman), M. Saunders  
Ex-Officio: Leys  
Town Clerk: Danielle Dunn

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

### **57 ELECTION OF CHAIRMAN AND VICE CHAIRMAN**

RESOLVED To elect Cllr. R Dexter as the Chairman for the 2017-2018 civic year  
Proposed Cllr. Binks, Seconded Cllr Buckley, Decision- unanimous

RESOLVED To elect Cllr. J Bayford as the Vice Chairman for the 2017-2018 civic year

Proposed Cllr. Binks, Seconded Cllr. Buckley, Decision- unanimous

### **58 APOLOGIES for ABSENCE**

Cllr. Shaw, Cllr. Taylor-Smith, Cllr. Moore

### **59 DECLARATIONS of INTEREST**

None declared.

### **60 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 8<sup>th</sup> May 2017.

RESOLVED to receive the unconfirmed minutes of the Neighbourhood Planning Sub-Committee Meeting held on Thursday 18<sup>th</sup> May 2017.

### **61 CORRESPONDENCE**

NOTED that Vattenfall undertook a public consultation in the Council Chamber on 25<sup>th</sup> May 2017, regarding their plans for additional wind turbines off of the coast. Cllr M. Saunders attended the event and explained that Vattenfall will come and speak to speak to the Town Council in more detail once they had more details and finalised their proposals.

NOTED that the Club Union Planning Application (16/0924) at Reading Street has gone to appeal. There will be a meeting of the Club Union Action Group at St Andrew's Community Hall on the 15<sup>th</sup> June, 7pm.

### **62 CHAIRMAN'S REPORT**

None.

### **63 NEIGHBOURHOOD PLAN BUSINESS**

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

NOTED that following a meeting between the NP sub-committee and TDC, TDC had confirmed that they would be upholding the Green Wedge policy in their new Local Plan and the NP could provide additional local criteria to support this. However, the High Townscape Value (HTV) policy was unlikely to be included in the new Local Plan. Cllr Buckley set out that the lack of inclusion of the HTV policy was very contentious and questioned why it would not be included. The Town Clerk explained that this HTV policy could be put into the NP and would still have the same weight.

## 64 PLANNING APPLICATIONS

RESOLVED that applications be dealt with as detailed below;

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

17/0637/JS Land adj. 165 Northwood Road, Broadstairs CT10 2LS  
Comment: The Town Council has no objection to the principle of development on this site and to the design of the scheme. (Proposed Buckley, Seconded M. Saunders- Majority, Cllr. Binks Abstained)

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

17/0563/DF Flats 1 and 3 Spero Court, 15-17 Victoria Parade, Broadstairs CT10 1QS  
Concerns: The Town Council does not object in principle to the addition of a balcony to the property, but the current design is intrusive to neighbours and should be reconsidered. The balcony should be smaller and should not extend to the whole width of the building, but would be of a more suitable scale if it only extended between the rear patio doors and the adjoining window only. (Proposed Buckley, Seconded M. Saunders- Unanimous)

- (iii) The Committee recommends **Refusal** of the applications/s listed below with the following concerns:

17/0651/JS 120 Westwood Road, Broadstairs, CT10 2LS  
Comment: The scheme being proposed would have a detrimental impact on neighbouring properties, including loss of light, it would cause a dense form of overdevelopment in the area. The design of the scheme is poor quality as the height of the proposed extension is above the existing eaves of the building. (Proposed Dexter, Seconded J. Bayford- Unanimous)

17/0649/AH Land rear of 162 and 164 Percy Avenue, Broadstairs CT10 3LF  
Comment: The scheme being proposed would have a detrimental impact on neighbouring properties, as the height of the proposal would cause overshadowing to the Neighbours. The development would be unacceptable backfill development, in the form of 'garden grabbing'. It would cause a dense form of overdevelopment in the area. (Proposed J. Bayford, Seconded M. Saunders- Unanimous)

17/0689/GR Land adjacent 1 Albert Road, Broadstairs, CT10 3HY  
Comment: Development of this site would be detrimental to the street scene and out of character with the area, this type of housing is not suitable in this location, the site would be more suited to a single bungalow than a terrace of four two-storey houses. The dense proportions of the properties would create a loss of Neighbours Amenity. (Proposed Binks, Seconded Buckley- Unanimous)

17/0592/HJ 97 Kingsgate Avenue, Broadstairs, CT10 3LH  
Comment: This application should be refused due to the scheme being over-development of the area, out of keeping with the character of surrounding properties and due to the access constraints of the site, access is already dangerous and increasing the number of dwellings on the site will exacerbate this issue. (Proposed J. Bayford, Seconded M. Saunders- Unanimous)

(iv) **No comment** was made on all other applications on the weekly lists: (All Unanimous)

17/0555/RB Waterstone, Cliff Promenade, Broadstairs CT10 3QY  
17/0620/DF 14 Harmsworth Gardens, Broadstairs CT10 1BD  
17/0325/GR 17 Lerryn Gardens, Broadstairs, CT10 3BH\*  
17/0404/JS The Old Store, 41 Nelson Place, Broadstairs CT10 1HQ  
17/0668/JS Homebase, 1 Westwood Gateway, Margate Road, CT10 2QU  
17/0639/JS 15 Reading Street, Broadstairs CT10 3BD  
17/0632/JS 18 North Foreland Road, Broadstairs CT10 3NN  
17/0695/DF 47 Grenville Way, Broadstairs CT10 2JR  
17/0667/JS Homebase, 1 Westwood Gateway, Margate Road, CT10 2QU  
17/0659/JS Homebase, 1 Westwood Gateway, Margate Road, CT10 2QU  
17/0242/RB 19 Seacroft Road, Broadstairs CT10 1TL  
17/0492/RB 18 Stone House North Foreland Rd, CT10 3NT  
17/0724/DF 21 Capel Close, Broadstairs, CT10 3LR  
17/0725/HJ 35 Seacroft Road, Broadstairs CT10 1SJ  
17/0736/DF 177 Percy Avenue, Broadstairs CT10 3LF  
17/0799/JS Sunnyside Cottage, Devonshire Terrace, Broadstairs CT10 1HH  
17/0742/JS 114 Gladstone Road, Broadstairs CT10 2JB  
17/0605/RB 49 Lanthorne Road, Broadstairs, CT10 3NA  
KCC/TH/0137/2017 Land at Newlands Lane, Adj. Foreland Fields School

\* Due to the short deadline for this application Cllrs were asked to comment individually if they had comments to make.

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

There were no applications to called in to discuss.

- (i) RESOLVED unanimously that the standard response should be sent in to all tree applications on the weekly lists (standard response and applications set out below)

“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/17/0777/DF 10 Northcliffe Gardens, Broadstairs CT10 3AL

TPO/TH/17/0794/RB Thanet Squash Club, North Foreland Rd, Broadstairs, CT10 3NJ

TCA/TH/17/0702/ZD 8 Alderney Gardens, Broadstairs, CT10 2TN

TPO/TH/17/0685/JS 30 Old Green Road, Broadstairs, CT10 3BP

TPO/TH/17/0566/DF 53 Ramsgate Roads, Broadstairs, CT10 2DJ

TPO/TH/17/0684/DF 109 Park Avenue, Broadstairs, CT10 2XL

TPO/TH/17/0656/RB 8 Seven Stones Drive, Broadstairs, CT10 1TW

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

NOTED Cllr. DEXTER set out that TDC were holding two planning training events for district Councillors on the 13<sup>th</sup> June. As, no Town Councillors expressed an interest in attending it was agreed that Cllr. Dexter would circulate any notes, presentation slides via the Town Clerk after the event.

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

Meeting Closed at 7.47 p.m.  
Town Clerk