



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 3rd JULY 2017

Present: Cllrs. J. Bayford, Binks, Dexter (Chairman) and M. Saunders (Substitute for Cllr. Taylor-Smith)
Ex-Officio: Shaw (Town Mayor)
Town Clerk: Danielle Dunn
Planning Clerk: Christine Chappell
Members of the Public

Minutes marked * require a resolution from the Town Council

82 APOLOGIES for ABSENCE

Cllrs. Buckley, Leys, Moore and Taylor-Smith

83 DECLARATIONS of INTEREST

None declared.

84 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 12th June 2017.

RESOLVED to receive the confirmed minutes of the Neighbourhood Planning Sub-Committee Meeting held on Thursday 18th May 2017 and the unconfirmed minutes of the Neighbourhood Planning Sub-Committee held on Thursday 29th June 2017.

85 CORRESPONDENCE

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

86 CHAIRMAN'S REPORT

None.

87 THANET LANDSCAPE CHARACTER ASSESSMENT

NOTED that this was Thanet District Council Focus Consultation that the Town Council has been asked to comment on.

The Town Clerk gave an overview of the Thanet Landscape Character Assessment and the areas it covers in Broadstairs and St. Peters.

AGREED that the Town Clerk would draft and circulate a consultation response to Committee members that includes comments on C3, C4, G1, F2 and the need for the seascape to be included to the assessment to protect the beaches.

NOTED that the Town Clerk would check the age of the map being used between pages 11 and 12 in the assessment.

88 NEIGHBOURHOOD PLAN BUSINESS

The Town Clerk gave an update on the progress of the Neighbourhood Plan (NP). NOTED that the Issues and Options report is an item on the agenda of the Finance and General Purposes Meeting being held on 24th July 2017.

NOTED that three consultation events are being held in July and September in Broadstairs and St. Peter's and Committee Member support at these would be appreciated.

NOTED that the Issues and Options Report would be circulated to the Planning Committee after the next meeting of the Neighbourhood Plan Sub-Committee on 13th July 2017.

NOTED the intention for the Draft Neighbourhood Plan to be presented to Full Council in January 2018.

89 PLANNING APPLICATIONS

RESOLVED that applications be dealt with as detailed below;

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

17/0781/GR Land adjoining 7 Larch Close, Broadstairs CT10 2LW
Comment: Loss of parking, proposed development in front of the defined building line in Rumfields Road and not in keeping with the surrounding development.
(Proposed: Binks Seconded: M. Saunders - Unanimous)

17/0779/HJ Little Newlands Piggery, Newlands Lane, Ramsgate CT12
Comment: Non-essential development in the Green Wedge, close proximity to schools and contrary to the following: Local Plan 2006 Policy CC5, Draft Local Plan to 2031 section 4.4 and Policy SP20 section 4.10, the Broadstairs and St. Peter's Town Design Statement Section 8. The protection of the Green Wedges will be a Policy in the emerging Broadstairs and St. Peter's Neighbourhood Development Plan.
(Proposed: Dexter: Seconded: Binks - Unanimous)

Members of the Public left the meeting after the discussion and resolution on application 17/0779/HJ

17/0792/GR 3 Carlton Avenue, Broadstairs CT10 1AB
Comment: No front elevation plan, close to adjoining properties, development too high, inadequate parking facilities, overdevelopment and overlooking from balcony.
(Proposed: J. Bayford Seconded: Binks – Unanimous)

17/0814/HJ Devonhurst Hotel, 13 Eastern Esplanade, Broadstairs CT10 1DR

Comment: Removal of flint wall, detrimental impact of 2nd floor balcony on neighbour, detrimental impact of front elevation and loss of neighbours' privacy.
(Proposed: J. Bayford Seconded: Shaw Unanimous)

17/0592/HJ 97 Kingsgate Avenue, Broadstairs, CT10 3LH
Amendment Comment: This amendment does not address any of the previous reasons for refusal which are:
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.
The addition of obscure glass is welcome.
(Proposed: J. Bayford Seconded: M. Saunders - Unanimous)

(ii) The Committee recommends **No Objection** of the amended application listed below:

17/0651/JS 120 Westwood Road, Broadstairs CT10 2PB
Comment: The Committee were pleased to see that this amendment appeared to address all the concerns that were raised in their original comments and refusal dated 14th June.
(Proposed: Dexter Seconded: J. Bayford – Unanimous)

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

17/0822/JS 3 Harmsworth Gardens, Broadstairs CT10 1BD
17/0717/HJ 45 Lanthorne Road, Broadstairs CT10 3NA
17/0756/RB 138 Beacon Road, Broadstairs CT10 3DQ
17/0839/DF 147 Botany Road, Broadstairs CT10 3SB
17/0874/HJ 91 Bradstow Way, Broadstairs CT10 1AH
17/0864 1 Tunis Row, Broadstairs CT10 1HJ
KCC/TH/0171/2017 Foreland Fields School, Newlands Lane, Ramsgate CT12 6RH

90 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/17/0849/JS
TPO/TH/17/0845/DF

16 Kingsgate Avenue, Broadstairs CT10 3QP
34 Old Green Road, Broadstairs CT10 3BP

91 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

The requirement for Thanet District Council Planning Officer comments to be requested and received on a reserved application.

Next Meeting: Monday 31st July at 7pm.

Meeting Closed at 8.20p.m.
Planning Clerk