



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 11th DECEMBER 2017

Present: Cllrs. J. Bayford (Chairman), Buckley, M. Saunders (Substitute for Cllr. Dexter) and Taylor-Smith
Ex-Officio: Cllr. Shaw (Mayor) and Cllr. Leys (Deputy Mayor)
Observing: Cllr. D. Saunders
Planning Clerk: Christine Chappell
Members of the Public

Minutes marked * require a resolution from the Town Council

294 APOLOGIES for ABSENCE

Cllrs. Binks, Dexter and Moore.

295 DECLARATIONS of INTEREST

Cllr. Shaw declared a significant interest in Agenda item 8 – 17/1459/AH (AMENDMENT) – 71 Gladstone Road, Broadstairs CT10 2JA as he is acquainted with a neighbour to the proposed development.

296 MINUTES

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

297 CORRESPONDENCE

NOTED that advice had been received today from Thanet District Council that application 17/0941/EF – 18 Western Esplanade, Broadstairs CT10 1TD has been amended. The deadline for comments is 21 December 2017, however the Planning Clerk will advise the Planning Officer that any additional Town Council comments will not be available until after the Planning Meeting on 8th January 2018. The original application was refused at the 31st January meeting by a majority with the comment "Prominent site located in an area of High Townscape Value. Overdevelopment, detrimental impact on the character of the surrounding pattern of development, poor quality design, loss of views and vistas and detrimental to the street scene."

NOTED that all other correspondence had been forwarded by email.

Mr Steve Mayhew arrived at the meeting

298 CHAIRMAN'S REPORT

None.

299 NEIGHBOURHOOD PLAN BUSINESS

NOTED that the next meeting of the Neighbourhood Planning Sub-Committee is on Tuesday 12th December at 9.30am in the Council Chamber at Pierremont Hall.

300 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr Steven Mayhew addressed the committee speaking in support of amended application 17/1459/AH – 71 Gladstone Road, Broadstairs CT10 2JA.

RESOLVED that applications be dealt with as detailed below:

- (i) The Committee **Deferred** their decision to the 11th January 2018 Planning Committee meeting on the application listed below with the following comment:

17/1459/AH (AMENDMENT)	71 Gladstone Road, Broadstairs CT10 2JA Comment: Need to be in receipt of all amended plans from the Local Planning Authority to enable full consideration of the proposal. (Unanimous)
---------------------------	--

Mr Mayhew left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Mrs Faye Esses addressed the committee speaking against application 17/1577/RB – 11 Seacroft Road, Broadstairs CT10 1TL.

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

17/1577/RB	11 Seacroft Road, Broadstairs CT10 1TL Concerns: Overdevelopment, back garden development, cramming, possible highways issues and access to rear property through front property. (Majority)
------------	---

Mrs Esses left the meeting.

17/1627/LH	44 Stone Road, Broadstairs CT10 1DZ Concerns: Overdevelopment, out of keeping with the character of the area and street scene. (Unanimous)
------------	---

- (iii) The Committee **Deferred** their decision to the 11th January 2018 Planning Committee meeting on the application listed below with the following comment:

17/1646/RB	33 Crow Hill, Broadstairs CT10 1HT Comment: Pending clarification of tree felling requiring a tree survey to be submitted. (Unanimous)
------------	---

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

17/1493/GR	Apartment 16, Castle View, Joss Gap Road, Broadstairs CT10 3PE
17/1558/LH	67 Dumpton Park Drive, Broadstairs CT10 1RH
17/1565/GR	Flat 1, 2 The Vale, Broadstairs CT10 1RB
OL/17/1305/GR (Amendment)	130 Gladstone Road, Broadstairs CT10 2JB

17/1304/JS (Amendment)	56 Dane Court Gardens, Broadstairs CT10 2SD
17/1443/JS (Amendment)	39 Kingsgate Avenue, Broadstairs CT10 3QP
17/1603/JS	34 Park Avenue, Broadstairs CT10 2EY
17/1635/RB	42 Masons Rise, Broadstairs CT10 1AZ
17/1648/JS	Bannatynes Health Club, Westwood Road, Broadstairs CT10 2NR
17/1660/RB	136 Dumpton Park Drive, Broadstairs CT10 1RP
A/17/1106/RB	10 The Link, Broadstairs CT10 2FF
17/1573/LH	7 Broadstairs Road, Broadstairs CT10 2RU
17/1643/JS	57 The Silvers, Broadstairs CT10 2LZ
17/1659/GR	Matalan, Unit A1 to 3, East Kent Retail Park, Westwood Road, Broadstairs CT10 2RQ
17/1498/HJ	4 Dickens Road, Broadstairs CT10 1DX
17/1611/RB	23 Harrow Dene, Broadstairs CT10 2XF
17/1613/RB	83 Stone Road, Broadstairs CT10 1EB
17/1636/DF	42 Dane Court Gardens, Broadstairs CT10 2SD
17/1671/RB	29 Wrotham Road, Broadstairs CT10 1QG
17/1684/RB	96 High Street, Broadstairs CT10 1JB
17/1692/GR	45 Dumpton Park Drive, Broadstairs CT10 1RH

301 WORKS TO TREES IN CONSERVATION AREAS/TREE PRESERVATION ORDERS/HEDGEROW REMOVAL APPLICATIONS

- (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/17/1600/DF	1 Northcliffe Gardens, Broadstairs CT10 3AL
TCA/17/1592/ZD	9 Granville Road, Broadstairs, CT10 1QB
TPO/17/1606/ZD	4 Stone Gardens, Broadstairs CT10 1EA
TCA/17/1602/ZD	27 Ranelagh Grove, Broadstairs CT10 2TE
TPO/17/1625/RB	3 Newmans Close, Broadstairs CT10 3PL
TPO/17/1624/ZD	33 Magdalen Court, Broadstairs CT10 1DE
TPO/17/1609/DF	Lanthorne House, Lanthorne Road, Broadstairs CT10 3LX

TPO/17/1644/ZD 1 St. Peter's Court, Broadstairs CT10 2UU

302 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Agenda Item for 8th January 2018 – To discuss if a Town Council representative should attend the monthly Thanet District Council Planning Meeting to speak on Broadstairs and St. Peter’s applications that have been called in.

Agenda Item for 8th January 2018 – Vattenfall presentation on the Proposed Wind Farm Extension. (TBC)

Next Meeting: Monday 8th January 2018 at 7pm.

Meeting Closed at 7.50p.m.
Planning Clerk