



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 31<sup>st</sup> JULY 2017**

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

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

### **134 APOLOGIES for ABSENCE**

Cllr. Shaw

### **135 DECLARATIONS of INTEREST**

Cllr. Taylor-Smith declared non-pecuniary interest in Agenda Item 8 – Planning Applications. Cllr. Taylor-Smith lives in Western Esplanade in a flat which is referenced in the Design and Access Statement for application 17/0941/EF – 18 Western Esplanade, Broadstairs.

### **136 MINUTES**

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

RESOLVED to receive the unconfirmed minutes of the Neighbourhood Planning Sub-Committee held on Thursday 13<sup>th</sup> July 2017.

### **137 CORRESPONDENCE**

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

### **138 CHAIRMAN'S REPORT**

None.

### **139 NEIGHBOURHOOD PLAN BUSINESS**

NOTED that the Neighbourhood Development Plan (NDP) Issues and Options Report is currently out for Public Consultation.

NOTED the dates, times and venues for the Consultation Events and that Committee support is required at them.

### **140 THANET DISTRICT COUNCIL PLANNING OFFICER COMMENTS**

DEFERRED discussion to a later meeting, pending a report from the Town Clerk due to her planning experience in her previous role.

## 141 PLANNING APPLICATIONS

*In accordance with Standing Orders 3e, 3f and 3g, Mr M. Howlin addressed the committee speaking against application 17/0941/EF – 18 Western Esplanade, Broadstairs CT10 1TD.*

RESOLVED that application be dealt with as detailed below:

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

17/0941/EF 18 Western Esplanade, Broadstairs CT10 1TD  
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.  
(Proposed: Binks: Seconded: Moore - Majority  
Taylor-Smith abstained)

*The Members of the Public attending regarding this application left the meeting.*

*In accordance with Standing Orders 3e, 3f and 3g, Mr I. Wade addressed the committee speaking against application 17/0986/GR – Land adjacent 1 Albert Road, Broadstairs CT10 3HY.*

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

17/0986/GR Land adjacent 1 Albert Road, Broadstairs CT10 3HY  
Comment: Too high, overdevelopment, overshadowing, neighbours' loss of light, neighbours' loss of privacy, overlooking and the detrimental impact on the residential amenities of nos. 52, 54, and 56 Whitfield Avenue.  
(Proposed: Matterface: Seconded: Binks - Unanimous)

*The rest of the Members of the Public left the meeting.*

RESOLVED that applications be dealt with as detailed below;

- (iii) The Committee recommends **Objection with Concern** of the application listed below with the following concerns:

17/0960/GR 148-150 High Street, Broadstairs CT10 1JB  
Comment: Impact of the flue on neighbouring properties.  
(Proposed: Dexter: Seconded J. Bayford – Unanimous)

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

17/1016/JS 20 Queens Road, Broadstairs CT10 1NU  
Comment: Loss of neighbours' amenities. Contravenes permission granted for application 16/1173 to safeguard the privacy and amenities currently enjoyed by the occupiers of adjacent residential properties in accordance with policy D1 of the Thanet Local Plan.  
(Proposed: Taylor-Smith: Seconded: Moore - Unanimous)

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

L/17/0492/RB 18 Stone House, North Foreland Road, Broadstairs CT10 3NT  
L/17/0764/RB 16 Stone House, North Foreland Road, Broadstairs CT10 3NT  
17/0811/DF 26 The Ridgeway, Broadstairs CT10 1HE  
17/0864/GR 1 Tunis Row, Broadstairs CT10 1HJ  
17/0893/RB 30 Radley Close, Broadstairs CT10 1BT  
L/17/0918/RB Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX  
17/0936/GR 38 Fitzroy Avenue, Broadstairs CT10 3LS  
17/0971/AH 71 Gladstone Road, Broadstairs CT10 2JA  
17/0722/RB North House, Kingsgate Bay Road, Broadstairs CT10 3QL  
17/0865/JS Firdaws, North Foreland Avenue, Broadstairs CT10 3QR  
17/0902/DF 6 Swinburne Avenue, Broadstairs CT10 2DP  
17/0970/ZD 71 Gladstone Road, Broadstairs CT10 2JA  
17/0979/RB 43 Dane Court Gardens, Broadstairs CT10 2SD  
17/0990/RB 11 Holm Oak Gardens, Broadstairs CT10 2JF  
17/1000/JS 98 Park Avenue, Broadstairs CT10 2EZ  
17/1006/ZD Bannatynes Health Club, Westwood Road, Broadstairs CT10 2NR  
17/0911/RB Balliol Road, Broadstairs CT10 3EH  
17/0997/DF 128 Beacon Road, Broadstairs CT10 3DQ  
17/1022/HJ 16 North Foreland Road, Broadstairs CT10 3NN  
17/1038/JS 7 Wrotham Road, Broadstairs CT10 1QG  
17/1045/DF 39 Prince Charles Road, Broadstairs CT10 3HH  
17/1052/DF 13 Carlton Avenue, Broadstairs CT10 1AB

## **142 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/17/0933/ZD	15 Old Green Road, Broadstairs CT10 3BP
TPO/TH/17/0948/JS	Greensleeves, Dane Court Road, Broadstairs CT10 2RD
TPO/TH/17/0985/ZD	6 North Foreland Road, Broadstairs CT10 3NJ
TCA/TH/17/1043/ZD	12 Vicarage Street, Broadstairs CT10 2SG
TPO/TH/17/1068/DF	2 Walnut Close, Broadstairs CT10 2EL
TPO/TH/17/1031/JS	Bradstow School, 34 Dumpton Park Drive, Broadstairs CT10 1BY
TCA/TH/17/0966/ZD	10 Vicarage Street, Broadstairs CT10 2SG
TPO/TH/17/1094/DF	41 Selwyn Drive, Broadstairs CT10 2SW
TPO/TH/17/1085/JS	8 Alderney Gardens, Broadstairs CT10 2TN
TPO/TH/17/1077/DF	14 Maxine Gardens, Broadstairs CT10 2SU

#### **143 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 4<sup>th</sup> September at 7pm.

Meeting Closed at 8.15p.m.  
Planning Clerk