



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 2nd OCTOBER 2017

Present: Cllrs. J. Bayford, Binks, Buckley, Dexter (Chairman) and Taylor-Smith
Ex-Officio: Cllr. Shaw (Mayor)
Planning Clerk: Christine Chappell
A Member of the Public

Minutes marked * require a resolution from the Town Council

196 APOLOGIES for ABSENCE

Cllrs. Moore and Leys.

197 DECLARATIONS of INTEREST

None declared.

198 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 4th September 2017.

RESOLVED to receive the unconfirmed minutes of the Neighbourhood Planning Sub-Committee Meeting held on Thursday 28th September 2017.

199 CORRESPONDENCE

NOTED that application 17/0986/GR – Land adj. 1 Albert Road, Broadstairs CT10 3HY has been refused by Thanet District Council Planning Applications Team.

200 CHAIRMAN'S REPORT

None.

201 NEIGHBOURHOOD PLAN BUSINESS

NOTED that the Neighbourhood Plan was progressing well.

NOTED that the new apprentice, Abigail Barton, will be providing administrative support in the Office with collating the data from the 129 responses to the Issues and Options Report Consultation.

NOTED that future consultations may be circulated by direct mailing to residents to increase the response rate.

NOTED that the findings of the Issues and Options Report Consultation will be discussed at the next Neighbourhood Plan Sub-Committee Meeting being held on Wednesday 1st November 2017 at 09.30am.

202 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr Steven Mayhew addressed the committee speaking in support of application 17/1188/JS – 2 Willow Avenue, Broadstairs CT10 2LP.

RESOLVED that applications be dealt with as detailed below:

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

17/1188/JS 2 Willow Avenue, Broadstairs CT10 2LP (Unanimous)

Mr Mayhew left the meeting.

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

OL/17/1305/GR 130 Gladstone Road, Broadstairs CT10 2JB
Comment: Highways issue, access to front door to be subject to double yellow lines on the corner of the road or adequate restrictive parking measures. (Unanimous)

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

17/1291/DF Former Builders Yard rear of 28/30 High Street, Broadstairs CT10 1LH
Comment: Town cramming, overdevelopment and poor design in the Conservation Area. Lack of sufficient detail in plans. (Unanimous)

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

17/0893/RB 30 Radley Close, Broadstairs CT10 1BT
AMENDMENT
17/1117/GR 22 Callis Court Road, Broadstairs CT10 3AF
AMENDMENT
17/1290/DF 1 Paragon Lodge, Broadstairs CT10 1HW
17/1297/RB 129 High Street, Broadstairs CT10 1NG
17/1296/RB 129 High Street, Broadstairs CT10 1NG
17/1313/GR 1 Ethel Road, Broadstairs CT10 2BE
17/0718/LH Beacon Cottage, Trinity Square, Broadstairs CT10 3BA
17/1282/RB 1A The Broadway, Broadstairs CT10 2AD
17/1304/JS 56 Dane Court Gardens, Broadstairs CT10 2SD
17/1343/GR East Kent College, Ramsgate Road, Broadstairs CT10 1PN

17/1331/JS 3 Caroline Crescent, Broadstairs CT10 2XB
17/1347/RB 1 Wealdhurst Park, Broadstairs CT10 2LD
A/17/1294/JS Westwood Cross Shopping Centre, Westwood Cross, Margate Road, Broadstairs CT10 2BF

17/1306/RB 68 Albion Road, Broadstairs CT10 2UR
17/1369/RB 22 Grosvenor Road, Broadstairs CT10 2BT

203 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/17/0642/RB	12 Repton Close, Broadstairs CT10 2UZ
TCA/17/1308/ZD	19 Harbour Street, Broadstairs CT10 1ET
TCA/17/1315/RB	The Rectory, Nelson Place, Broadstairs CT10 1HQ
TPO/17/1358/DF	48 The Maples, Broadstairs CT10 2PE
TPO/17/1410/DF	19 Old Green Road, Broadstairs CT10 3BP
TPO/17/1411/ZD	1 Old Forge, Broadstairs CT10 2FP
TPO/17/1394/DF	102 Bromstone Road, Broadstairs CT10 2HX
TPO/17/1403/RB	14 Vicarage Street, Broadstairs CT10 2SG
TPO/17/1357/ZD	19 Sowell Street, Broadstairs CT10 2AU

204 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

NOTED that that application R/17/1144/EF - Land adjacent Holy Trinity School, 99 Dumpton Park Drive, Broadstairs CT10 1RR has been called in to Thanet District Council Planning Committee by Councillor Matterface.

Vattenfall Presentation on the proposed Thanet Wind Farm extension to be confirmed for next Planning Committee Meeting.

Next Meeting: Monday 6th November 2017 at 7pm.

Meeting Closed at 8.03p.m.
Planning Clerk