



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 6<sup>th</sup> NOVEMBER 2017**

Present: Cllrs. J. Bayford, Binks, Buckley, Dexter (Chairman), Moore, M. Saunders (Substitute for Cllr. Shaw) and Taylor-Smith  
Planning Clerk: Christine Chappell  
A Member of the Public

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

### **246 APOLOGIES for ABSENCE**

Cllrs. Leys and Shaw.

### **247 DECLARATIONS of INTEREST**

Cllr. Binks declared a significant interest in Agenda item 8 – 5 Northcliffe Gardens, Broadstairs CT10 3AL as the applicant is a neighbour to her garden.

### **248 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 2<sup>nd</sup> October 2017.

RESOLVED to receive the unconfirmed minutes of the Neighbourhood Planning Sub-Committee Meeting held on Wednesday 1<sup>st</sup> November 2017.

### **249 CORRESPONDENCE**

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

### **250 CHAIRMAN'S REPORT**

NOTED that Vattenfall will be attending the 4<sup>th</sup> December meeting to do a presentation on the proposed extension of the Thanet Wind Farm.

### **251 NEIGHBOURHOOD PLAN BUSINESS**

NOTED that the results of the Issues and Options Report Consultation was discussed. Although the response was low, the Town Clerk will be beginning to write the first draft of the Neighbourhood Plan.

NOTED that one member of the Sub-Committee has resigned and Cllr. J. Bayford has been approached to become a member being the Vice-Chair of the Planning Committee.

NOTED that the Neighbourhood Plan Sub-Committee, Broadstairs Society and Broadstairs Town Team wish to provide a joint response to the Thanet District Council Heritage Strategy. The Planning Clerk was requested to obtain a copy of the recent workshop presentation/minutes.

### **252 PLANNING APPLICATIONS**

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

RESOLVED that applications be dealt with as detailed below:

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

17/1459/AH                      71 Gladstone Road, Broadstairs CT10 2JA  
Comment: The change from 2-bed to 1-bed flats contravenes policy 11.2 of the Broadstairs and St. Peter's Town Design Statement. (Unanimous)

*Mr Mayhew left the meeting.*

R/17/1144/EF  
AMENDMENT                      Land adjacent Holy Trinity School, 99 Dumpton Park Drive, Broadstairs CT10 1RR  
Comment: This should be a new application due to changes in the style and occupancy of houses from 3-5 bed dwellings to 2-5bed dwellings. The style and pattern of development of the Cliffside Drive area must be maintained. (Unanimous)

17/0548/GR                      Land adj. 5 Prospect Place, Broadstairs CT10 1LE  
Comment: Overdevelopment, not in keeping with the street scene, not in keeping with the surrounding pattern of development, loss of privacy and contravenes policy 11.2 of the Broadstairs and St. Peter's Town Design Statement with the inclusion of 1-bed flats. (Unanimous)

17/1443/JS                      39 Kingsgate Avenue, Broadstairs CT10 3QP  
Comment: Residential road, not suitable for Class A1 business. (Majority)

17/1496/GR                      1 Kendal Rise, Broadstairs CT10 1AT  
Comment: Insufficient documentation on Thanet District Council Planning Portal, no proposed plans to view. (Unanimous)

17/1526/GR                      5 Northcliffe Gardens, Broadstairs CT10 3AL  
Comment: Out of keeping with area, inappropriate use of existing garage, adjacent to Area of High Townscape Value and contravenes policy 11.2 of the Broadstairs and St. Peter's Town Design Statement with the inclusion of 1-bed flats. (Majority) Cllr. Binks abstained from voting.

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

L/17/1293/DF                      1 Paragon Lodge, Thanet Close, Broadstairs CT10 1HW  
(Unanimous)

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

17/1111/GR                      Land rear of 163 Westwood Road, Broadstairs CT10 2NR  
A/17/1106/RB                      Phones 4 You, The Link, Broadstairs

17/1321/JS	23 Livingstone Road, Broadstairs CT10 2UD
17/1402/DF	22 Park Avenue, Broadstairs CT10 2EY
17/1416/DF	29 Stone Road, Broadstairs CT10 1DZ
17/1414/HJ	18 Fitzroy Avenue, Broadstairs CT10 3LS
17/1332/JS	84 Rumfields Road, Broadstairs CT10 2PQ
17/1418/JS	91 Botany Road, Broadstairs CT10 3SB
17/1441/RB	51A Lindenthorpe Road, Broadstairs CT10 1QB
17/1290/DF AMENDMENT	1 Paragon Lodge, Thanet Close, Broadstairs CT10 1HW
17/1433/GR	9 Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
L/17/1434/GR	9 Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
17/1466/RB	Holland End, Kingsgate Bay Road, Broadstairs CT10 3QL
L/17/1467/RB	Holland End, Kingsgate Bay Road, Broadstairs CT10 3QL
17/1478/GR	26 Whytecliffs, Broadstairs CT10 1SW
R/17/1485	Land at New Haine Road, Ramsgate CT12
17/1540/HJ	Seagulls, Cliff Promenade, Broadstairs CT10 3QY
17/1513/JS	53 Stanley Road, Broadstairs CT10 1BN
17/1529/LH	Land North of Haine Road, Broadstairs and West of Nash Road, Margate
17/1533/GR	9 Brassey Avenue, Broadstairs CT10 2DS
A/17/1561/JS	20 Queens Road, Broadstairs CT10 1NU
17/1562/JS	16 Luton Avenue, Broadstairs CT10 2DH

## **253 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/17/1482/ZD	Stone House, North Foreland Road, Broadstairs CT10 3NT
TCA/17/1415/ZD	4 Churchfields, Broadstairs CT10 3BL
TPO/17/1484/DF	1 Balliol Road, Broadstairs CT10 3EH
TPO/17/1345/ZD	19 Sowell Road, Broadstairs CT10 2AU
TPO/17/1497/RB	Manktelow Court, Ramsgate Road, Broadstairs CT10 2EG
TPO/17/1547/RB	12 Repton Place, Broadstairs CT10 2UJ

TCA/17/1532/DF St. Peter's Church, St. Peter's Footpath, Broadstairs CT10 2RA  
TPO/17/1453/ZD 7 Selwyn Drive, Broadstairs CT10 2SW  
TPO/17/1571/DF 6 Vicarage Street, Broadstairs CT10 2SG

**254 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

Agenda Item for Monday 4<sup>th</sup> December – Vattenfall presentation on the Proposed Wind Farm Extension.

Thursday 9<sup>th</sup> November – Virgin Media Questions and Answers – Council Chamber at 6.30pm. All Councillors welcome to attend.

Next Meeting: Monday 4<sup>th</sup> December at 7pm.

Meeting Closed at 8.22p.m.  
Planning Clerk