



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 8<sup>th</sup> JANUARY 2018**

Present: Cllrs. J. Bayford, Binks, Dexter (Chairman), Matterface (Substitute for Cllr. Shaw), M. Saunders (Substitute for Cllr. Buckley) and Taylor-Smith  
Observing: Cllrs. B. Bayford and D. Saunders  
Planning Clerk: Christine Chappell  
Vattenfall Representatives: Helen Jameson, Melanie Rogers and Emily Faull  
Member of the Public

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

### **311 APOLOGIES for ABSENCE**

Cllrs. Buckley, Leys, Moore and Shaw.

### **312 DECLARATIONS of INTEREST**

None declared.

### **313 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 11<sup>th</sup> December 2017.

RESOLVED to receive the unconfirmed minutes of the Neighbourhood Planning Sub-Committee Meeting held on Tuesday 12<sup>th</sup> December 2017.

### **314 PRESENTATION BY VATTENFALL**

The Vattenfall representatives gave a presentation covering information about their company, their work within the community, the proposed Thanet Extension Offshore Wind Farm, the consultation process and their efforts to engage the community with the proposal.

A question and answer session followed in which concerns were raised about the visual impact of the turbines and the sub-station, the increased height of the turbines been put into context during discussions with the public, the proposed location of the additional equipment, the effect on fishing and the need for the project to benefit the local community in terms of jobs and education.

*Cllr. B. Bayford left the meeting.*

### **315 CHAIRMAN'S REPORT**

None.

### 316 CORRESPONDENCE

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

### 317 THANET EXTENSION OFFSHORE WIND FARM STATUTORY CONSULTATION BY VATTENFALL

AGREED that as the Planning Committee are unable to reach a consensus of opinion for a Town Council response to be submitted to the consultation, Councillors should make their own individual comments using the feedback form in the Project Booklet, or by using the online form.

### 318 NEIGHBOURHOOD PLAN BUSINESS

NOTED that the draft minutes of the Neighbourhood Planning Sub-Committee have been received.

NOTED that the Broadstairs and St. Peter's Town Design Statement is in the process of being updated.

NOTED that the Local Plan is being discussed at a Thanet District Council Extra-Ordinary Council Meeting on Thursday 18<sup>th</sup> January. The outcome of this will not affect the progress of the Neighbourhood Plan.

### 319 PLANNING APPLICATIONS

*In accordance with Standing Orders 3e, 3f and 3g, Mr I. Wade addressed the committee speaking against application 17/1781/GR – Land adjacent 1 Albert Road Broadstairs CT10 3HY.*

RESOLVED that applications be dealt with as detailed below:

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

17/1781/GR	Land adjacent 1 Albert Road, Broadstairs CT10 3HY Concerns: Too high, overdevelopment, overshadowing, neighbours' loss of light, neighbours' loss of privacy, overlooking, detrimental impact on the residential amenities of nos. 52, 54, and 56 Whitfield Avenue, creates an unacceptable overbearing sense of enclosure to neighbouring properties, cramming and loss of trees and shrubs. (Unanimous)
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*Mr I. Wade left the meeting.*

17/1459/AH AMENDMENT	71 Gladstone Road, Broadstairs CT10 2JA Concerns: Addition of a 5 <sup>th</sup> flat in the roof is overdevelopment leading to inadequate on-site parking in a congested road. (Majority)
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17/1678/JS 153 Northwood Road, Broadstairs CT10 2LU  
Concerns: Overdevelopment of existing property in respect of bulk and scale, unacceptable back garden development, overlooking, out of keeping with, and unrelated to, the established character and pattern of development, detrimental to the visual amenities of the locality and the amenities enjoyed by the occupiers of adjoining properties, unacceptable degree of noise and disturbance, lack of parking and loss of privacy.  
(Unanimous)

17/1736/HJ 43 Fitzroy Avenue, Broadstairs CT10 3LS  
Concerns: Overdevelopment, cramming, loss of light, insufficient parking and out of keeping with the character of the area. (Majority)

17/1751/JS 30 Old Green Road, Broadstairs CT10 3BP  
Concerns: Unsympathetic design, visible from the street, addition of 1<sup>st</sup> and 2<sup>nd</sup> floor balconies, surrounded by bungalows, out of keeping with character of the area, overdevelopment and negative impact on neighbours' amenities. (Unanimous)

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

17/1755/EF 6 North Foreland Road, Broadstairs CT10 3NJ  
(Unanimous)

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

17/0941/AH 18 Western Esplanade, Broadstairs CT10 1TD  
AMENDMENT

17/1291/DF Former Builders Yard, rear of 28/30 High Street,  
AMENDMENT Broadstairs CT10 1LH

17/1725/JS 117 High Street, Broadstairs CT10 1NQ

17/1723/LH Apartment 1, Castle View, Joss Gap Road, Broadstairs  
CT10 3PE

17/1731/GR 3 Kingsgate Castle, Joss Gap Road, Broadstairs  
CT10 3PH

L/17/1732/GR 3 Kingsgate Castle, Joss Gap Road, Broadstairs  
CT10 3PH

A/17/1658/RB Dumpton Park Garage, 193 Ramsgate Road, Broadstairs  
CT10 2EW

17/1646/RB 33 Crow Hill, Broadstairs CT10 1HT

L/17/1620/HJ 1-6 Fort Cottages, Church Road, Broadstairs CT10 1HA

17/1752/DF Greyfriars Court, George Hill Road, Broadstairs CT10 3JY

17/1753/JS 33 Reading Street, Broadstairs CT10 3AZ

L/17/1768/LH 24 Albion Street, Broadstairs CT10 1LU

### **320 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/17/1747/RB 2 Northcliffe Gardens, Broadstairs CT10 3AL

TPO/17/1759/ZD 7 Brassey Avenue, Broadstairs CT10 2DS

TPO/17/1710/RB 45 & 47 St. Peter’s Court, Broadstairs CT10 2UU

### **321 TOWN COUNCIL REPRESENTATION AT THANET DISTRICT COUNCIL PLANNING COMMITTEE MEETINGS**

AGREED that this agenda item is withdrawn.

### **322 APPLICANTS ATTENDING PLANNING COMMITTEE MEETINGS**

AGREED that a list of reserved applications is uploaded to the website and social media stating that the Town Council are a statutory consultee, whose comments are taken into consideration by the local planning authority. The authority responsible for determining applications is Thanet District Council.

### **323 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

None.

Next Meeting: Monday 5<sup>th</sup> February 2018 at 7pm.

Meeting Closed at 9.07p.m.  
Planning Clerk