



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 5th FEBRUARY 2018

Present: Cllrs. J. Bayford, Binks, Buckley, Dexter (Chairman), Matterface (Substitute for Cllr. Shaw), Moore, M. Saunders (Substitute for Cllr. Taylor-Smith)
Observing: Cllr. D. Saunders
Town Clerk: Danielle Dunn

Minutes marked * require a resolution from the Town Council

364 APOLOGIES for ABSENCE

Cllrs. Shaw, Leys, and Taylor-Smith.

365 DECLARATIONS of INTEREST

None declared.

366 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 8th January 2018.

367 CHAIRMAN'S REPORT

None.

368 CORRESPONDENCE

- The Chairman set before the committee that correspondence had been received from Hume Planning Consultancy stating that a new planning application had been submitted on the former Club Union Convalescent home, this was a new application for 25 dwellings, compared to the previous application for 30 dwellings that had been dismissed at appeal.

- A training course entitled 'An introduction to Planning' was to be held on the 5th April 2018, 6:30-10pm at Sandwich Town Hall. Cllr Dexter and Cllr Moore expressed an interest in attending, but any other Councillors who wanted to attend were encouraged to contact the Town Clerk.

369 NEIGHBOURHOOD PLAN BUSINESS

DISCUSSED The Town Clerk gave an update on the Neighbourhood Plan progress. This included:

- a further application for Locality grant funding had been submitted to obtain grant funding for a consultant to help finalise the plan and to cover the costs of printing the final plan.

- The reports on the Issues and Options report had been finalised and would be put on the website shortly

- Due to the issues with the TDC Local Plan not being ratified at the 18th January 2018 Cabinet meeting, the need for completing the Neighbourhood Plan was more important than ever. With all the background work completed the Town Clerk was now in a position to start drafting the Neighbourhood Plan.

NOTED that the next meeting of the Neighbourhood Planning Sub-Committee will be held towards the end of February, potentially the 20th February 2018.

370 PLANNING APPLICATIONS

RESOLVED that applications be dealt with as detailed below:

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

18/0103/LH 53 Albion Road, Broadstairs CT10 2UR
Concerns: Over development, poor design, inappropriate for the street scene, poor access for refuse collections, limited amenity space for the proposed residents.
(unanimous)

- (ii) The Committee recommends **No objection with concerns** of the application listed below:

18/0113/HJ 7 Kings Avenue, Broadstairs, CT10 1DJ
Concerns: Overlooking into neighbouring properties and loss of residential amenity for neighbouring properties.
(unanimous)

- (iii) The Committee recommends **No comment** on the applications discussed at the planning committee as listed below:

17/1737/GR 17 Lerryn Gardens, Broadstairs, CT10 3BH (unanimous)

18/0003/JS 61 Kingsgate Avenue, Broadstairs, CT10 3LW
(unanimous)

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

18/0055/JS 4 Cumberland Avenue, Broadstairs, CT10 1HU
(unanimous)

18/0068/DF 111 Bradstow Way, Broadstairs, CT10 1AH (unanimous)

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

17/1774/GR Enil Lodge, George Hill Road, Broadstairs CT10 3JT

17/1791/RB	14 Dickens Road, Broadstairs, CT10 1DX
18/0035/RB	3 Park Avenue, Broadstairs CT10 2EX
L/17/1679/LH	1 The Prospect, The Parade, Broadstairs, CT10 1LZ
17/1723/LH	Apartment 16, Castle View, Joss Gap Rd, Broadstairs CT10 3PE
18/0059/RB	51A Lindenthorpe Road, Broadstairs, CT10 1BQ
18/0069/JS	White Walls, Holland Close, Broadstairs, CT10 3QJ
18/0077/DF	25A Sowell Street, Broadstairs, CT10 3NT
L/18/0039/GR	Pierremont Hall, Pierremont Park, Broadstairs, CT10 1JX
L/18/0085/RB	4 Stone House, North Foreland Rd, Broadstairs CT10 3NT

371 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/18/0032/RB	12 Grange Road, Broadstairs CT10 3EP
TPO/18/0022/RB	Mocketts Wood Surgery, Hopeville Avenue, CT10 2TR
TPO/18/0080/DF	53 Lanthorne Road, Broadstairs, CT10 3NA
TPO/18/0100/DF	29 Beech Drive, Broadstairs, CT10 2LL
TPO/18/0102/RB	17 Rugby Close, Broadstairs CT10 2XA
TPO/18/0096/ZD	21 Old Green Road, Broadstairs CT10 3BP
TPO/18/0101/ZD	17 York Street, Broadstairs, CT10 1PD
TPO/18/0109/ZD	5 Walnut Close, Broadstairs, CT10 2EL
TPO/18/0129/ZD	Orchard House, Elmwood Close, Broadstairs, CT10 3AY

372 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Cllr Matterface updated the committee with the following:

- Reading Street residents' association had formally requested the green areas at Reading Street, with the benches become a village green.
- The application at 71 Gladstone Road had been refused by TDC, but there was likely to be an appeal.
- The application at 30 Old Green Road had been withdrawn by the applicant.

Next Meeting: Monday 5th March 2018 at 7pm.

Meeting Closed at 7:50p.m.
Town Clerk