



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 5th MARCH 2018

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

Minutes marked * require a resolution from the Town Council

388 APOLOGIES for ABSENCE

Cllr. Leys.

389 DECLARATIONS of INTEREST

None declared.

390 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 5th February 2018.

RESOLVED to RECEIVE the unconfirmed minutes of the Neighbourhood Planning Sub-Committee meeting held on Tuesday 20th February 2018.

391 CHAIRMAN'S REPORT

None.

392 CORRESPONDENCE

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

393 NEIGHBOURHOOD PLAN BUSINESS

The Chairman gave an update on the progress of the plan:

-Despite Thanet District Council not progressing with the Local Plan, the Neighbourhood Plan Sub-Committee are continuing to push ahead with the Neighbourhood Plan, which is currently being drafted by the Town Clerk.

-The Design Statement is in its final draft.

-A 2-hour work shop is planned to set out potential community projects that will go into the plan.

-Funding of £2593 has been received, of which £700 is to be used for printing. The remainder to be spent on a consultant to help finish the plan, which will include drafting the Design Policy. Mr Ian Minter is the chosen consultant.

394 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr Boyes addressed the committee speaking against 18/0142/EF – Land formerly known as Club Union Convalescent Home, Reading Street, Broadstairs

RESOLVED that applications be dealt with as detailed below:

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

18/0142/EF Land formerly known as Club Union Convalescent Home, Reading Street, Broadstairs
Concerns: The development by virtue of design, size and proximity would adversely affect the heritage value of the listed buildings in Reading Street. It would continue to harm the living conditions of residents, in particular the occupants of 33 Convent Cottages and the Old School House.
These disadvantages are not outweighed by any significant benefits such as extra housing as there are only 6 affordable houses, the rest being largely substantial properties, of which there is no shortage in the area.
The Committee also expresses concerns for the unnecessary loss of green amenity land, contrary to local residents' wishes, by alteration of the access and the negative impact of yet more traffic on the highly overloaded Reading Street, plus overdevelopment, overlooking, cramped development, detrimental to the Conservation Area, insufficient parking spaces and poor access for refuse and recycling vehicles.
The Committee notes that the traffic assessment is out of date by four years. (Unanimous)

Members of the Public left the meeting.

17/1111/GR Land rear of 163 Westwood Road, Broadstairs CT10 2NR
Concerns: Inadequate parking provision as no on-street or off-street parking. No vehicular access. (Unanimous)

- (ii) The Committee recommends **No Objection with Concerns** of the applications listed below:

18/0152/ZD Broadway Garage, St. Peter's Road, Broadstairs CT10 2AY
Concerns: Loss of neighbour's amenities. Recommend re-positioning to the opposite side of the forecourt, adjacent to the traffic lights. (Unanimous)

18/0168/GR National Westminster Bank Plc, 47-49 High Street, Broadstairs
Concerns: Parking and traffic congestion on a corner with double yellow lines on a bus route and by a bus stop. Conditions to be set on delivery times of supplies. (Unanimous)

18/0229/DF 2 Stone House Mews, Lanthorne Road, Broadstairs
& L/18/0230/DF CT10 3NU
Concerns: Dropping of window subject to Conservation Officer's approval. (Unanimous)

(iii) The Committee recommends **No Objection** on the application listed below:

18/0159/GR 32 Sea View Road, Broadstairs CT10 1BX (Unanimous)

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

18/0119/JS 9 St. Mildreds Avenue, Broadstairs CT10 2BX
18/0123/HJ 44 The Maples, Broadstairs CT10 2PE
18/0165/JS Land adj. 28 Princess Anne Road, Broadstairs
18/0175/DF 14 The Paddocks, Broadstairs CT10 3AJ
18/0177/RB 80 Fitzroy Avenue, Broadstairs CT10 3LT
18/0178/RB 43 Seaview Road, Broadstairs CT10 1BX
18/0206/HJ 7 Castle Avenue, Broadstairs CT10 1EG
18/0192/HJ 25 Sea View Road, Broadstairs
18/0215/GR Land adj. 61 Northdown Road, Broadstairs CT10 2UW
18/0235/LH Suite 1 LEAD Centre, Dane Valley Road, Broadstairs CT10 3JJ

395 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."

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| TPO/18/0160/RB | 27 St. Peter's Court, Broadstairs CT10 2UU |
| TPO/18/0163/DF | 16 Parkwood Close, Broadstairs CT10 2XN |
| TPO/18/0162/DF | 3 The Cricketers, Broadstairs CT10 2XY |
| TPO/18/0187/RB | The Lodge, 4 North Foreland Road, Broadstairs CT10 3FA |
| TPO/18/0166/ZD | 53 St. Peter's Court, Broadstairs CT10 2UU |
| TCA/18/0225/ZD | 25 High Street, St. Peter's, Broadstairs CT10 2TL |

396 EAST KENT AUTHORITIES: GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION ASSESSMENT – STAKEHOLDER CONSULTATION 2018

RESOLVED not to provide a response to the Consultation. The response for the local area should come from Thanet District Council.

397 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

NOTED that Cllrs. J. Bayford, Dexter and Moore, along with the Town Clerk and Deputy Town Clerk will be attending the Kent Association of Local Councils training course "An Introduction to Planning for Local Councils" on the evening of Tuesday 24th April at The Phoenix Centre, Jubilee Road, Sandwich CT13 0QP.

Next Meeting: Monday 9th April 2018 at 7pm.

Meeting Closed at 8:10p.m.
Deputy Town Clerk