



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 9th April 2018

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

Minutes marked * require a resolution from the Town Council

432 APOLOGIES for ABSENCE

None. Full Attendance

433 DECLARATIONS of INTEREST

None declared.

434 MINUTES

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

RESOLVED to RECEIVE the unconfirmed minutes of the Neighbourhood Planning Sub-Committee meeting held on Tuesday 27th March 2018.

435 CHAIRMAN'S REPORT

None.

436 CORRESPONDENCE

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

437 NEIGHBOURHOOD PLAN BUSINESS

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

NOTED that the Town Council Business Plan Workshop is taking place on Monday 23rd April at 6.30pm in the Council Chamber. The workshop is open to all Councillors. The Business Plan will form part of the data for the project section at the end of the Neighbourhood Plan.

NOTED that that a Potential Uses Policy must make reference to amusement arcades.

438 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:

- OL/18/0261/AH Land on the South Side of Manston Court Road and West Side of Haine Road, Ramsgate
Concerns: Insufficient information on water and waste management, wildlife and archaeological surveys prior to development. The potential for 2,000 plus cars adding to already unresolved traffic issues and congestion surrounding the site leading to a detrimental impact on the quality of life for neighbours and indeed most residents of Broadstairs and St. Peter's. (Majority)
- 18/0323/HJ Little Newlands Piggery, Newlands Lane, Ramsgate
Concerns: Non-essential development in the Green Wedge, close proximity to schools and contrary to the following: Local Plan 2006 Policy CC5, Draft Local Plan to 2031 section 4.4 and Policy SP20 section 4.10, the Broadstairs and St. Peter's Town Design Statement Section 8. The protection of the Green Wedges will be a Policy in the emerging Broadstairs and St. Peter's Neighbourhood Development Plan. (Majority)
- 18/0281/LH Lord Nelson, 11 Nelson Place, Broadstairs CT10 1HQ
Concerns: Design not sympathetic to Conservation Area. Recommend reduction to 4 flats. Development encroaches onto the existing highways in Tunis Row and Devonshire Terrace. A 2.4m wide strip must be retained along the frontage to maintain visibility at the junction of Devonshire Terrace with Nelson Place. (Unanimous)
- 18/0335/HJ Land on the South West side of Northdown Road, Broadstairs
Concerns: Town cramming, overdevelopment, main sewer located under proposed development, the land is a KCC "PROW" Bridleway and the applicant is not the freeholder of the land. (Unanimous)

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

- 18/0274/LH 25A Carlton Avenue, Broadstairs CT10 1AG
Concerns: Overlooking, loss of neighbours' privacy. (Unanimous)

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

- 18/0247/DF 64 High Street, Broadstairs CT10 1JT (Unanimous)
18/0253/JS Public Conveniences, Viking Bay, Harbour Street, Broadstairs (Unanimous)

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

18/0194/RB	65 Salisbury Avenue, Broadstairs CT10 2DX
18/0296/DF	22 Sycamore Close, Broadstairs CT10 2LT
18/0298/GR	21 Stanley Road, Broadstairs CT10 1DA
18/0295/ZD	7 The Oaks, Broadstairs CT10 3BT
18/0306/LH	24 Albion Street, Broadstairs CT10 1LU
L/18/0307/LH	24 Albion Street, Broadstairs CT10 1LU
18/0319/DF	14 Maxine Gardens, Broadstairs CT10 2SU
KCC/TH/0048/2018	St. George's CE Foundation School, Westwood Road Broadstairs CT10 2LH
18/0209/JS	7 Trinity Square, Broadstairs CT10 3BA
18/0270/RB	Hardman and Watson, 5 Lloyd Road, Broadstairs CT10 1HX
18/0342/DF	76 Botany Road, Broadstairs CT10 3SE
18/0358/JS	56 Eastern Esplanade, Broadstairs CT10 1DU
18/0364/JS	64 Fairfield Road, Broadstairs CT10 2JX
18/0367/JS	101 Ramsgate Road, Broadstairs CT10 2DQ
18/0368/ZD	9 Marshall Crescent, Broadstairs CT10 2HR
18/0343/RB	64 Botany Road, Broadstairs CT10 3SF
18/0377/JS	14 Wealdhurst Park, Broadstairs CT10 2LD
A/18/0402/HJ	TK Maxx, 44 Westwood Cross, Margate Road, Broadstairs CT10 2BF
L/18/0397/JS	Neptunes Hall, 1-3 Harbour Street, Broadstairs CT10 1ET
18/0417/DF	111 Bradstow Way, Broadstairs CT10 1AH
18/0425/RB	19 Green Lane, Broadstairs CT10 2RP

439 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/18/0326/DF	15 Rugby Close, Broadstairs CT10 2XA
TPO/18/0399/ZD	Manktelow Court, Ramsgate Road, Broadstairs CT10 2EG
TPO/18/0408/RB	20 Whiteness Green, Broadstairs CT10 3JS
TPO/18/0313/ZD	4 Walnut Close, Broadstairs CT10 2EL
TPO/18/0409/DF	46 Reading Street, Broadstairs CT10 3AZ
TPO/18/0436/DF	46 Reading Street, Broadstairs CT10 3AZ

440 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

NOTED that application 18/0152/ZD - Broadway Garage, St. Peter's Road, Broadstairs CT10 2AY has been withdrawn.

Next Meeting: Monday 30th April at 7pm.

Meeting Closed at 8:03p.m.
Deputy Town Clerk