



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 30th April 2018

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

Minutes marked * require a resolution from the Town Council

447 APOLOGIES for ABSENCE

Cllrs. Buckley and Leys were not in attendance.

448 DECLARATIONS of INTEREST

Cllr. Taylor-Smith declared a non-pecuniary interest in application 18/0461/EF – 18 Western Esplanade, Broadstairs CT10 1TD as her home borders the proposed development and is featured with other properties in a photo in the submitted Design and Access Statement.
Cllr. Binks declared a non-pecuniary interest in application 18/0351/GR – 4 Northcliffe Gardens, Broadstairs CT10 3AL as her rear garden borders the proposed development.

449 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 9th April 2018.

450 CHAIRMAN'S REPORT

None.

451 CORRESPONDENCE

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

452 NEIGHBOURHOOD PLAN BUSINESS

The Chairman advised that good suggestions were proposed at the Business Plan Workshop and a draft Plan will be presented at the next Neighbourhood Planning Sub-Committee meeting.

NOTED that the next Neighbourhood Planning Sub-Committee meeting is on Tuesday 15th May at 9.30am in the Council Chamber

453 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr Howlin addressed the Committee speaking against 18/0461/EF – 18 Western Esplanade, Broadstairs CT10 1TD

RESOLVED that applications be dealt with as detailed below:

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

18/0461/EF

18 Western Esplanade, Broadstairs CT10 1TD
Concerns: The submitted application is misleading and fails to allow the communal gardens and car ports as approved in application 17/0941/EF and is in contravention of condition 2 which states development must be carried out in accordance with submitted revised drawings PR147.05 Rev D, PR147.06 Rev D, PR147.07 Rev D, PR147.04 Rev D and PR147.03 and PR147.08.

Pre-application advice PRE/17/0034/EF dated 17th April 2017 states the proposed dwelling would be backland development and would be out of keeping with the existing pattern of development. As such the proposed dwelling would be considered as detrimental to the character and appearance of the area and the Area of High Townscape Value and contrary to Policies D1 and D7 of the Thanet Local Plan. (Unanimous)

Mr and Mrs Howlin left the meeting

18/0433/DF

Anneli, Second Avenue, Broadstairs CT10 3LL
Concerns: Overdevelopment, overlooking, out of keeping with the pattern of surrounding development. (Unanimous)

18/0386/

29 Harbour Street, Broadstairs CT10 1EU
Concerns: The development has not taken place as per approved plans in application 17/0162/GR. Fort Road is also accessed by pedestrians and inadequate turning space. (Unanimous)

18/0351/GR

4 Northcliffe Gardens, Broadstairs CT10 3AL
Concerns: Overbearing, loss of amenities, overlooking and loss of privacy particularly for 3 Northcliffe Gardens. (Majority) Cllr. Binks abstained.

18/0335/HJ
AMENDMENT

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:

18/0387/RB

14 Granville Road, Broadstairs CT10 1QD
Concerns: Increased parking, waste provision and matching bricks in a Conservation Area must be produced and approved by the Conservation Officer and Planning Officer. (Unanimous)

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



R/18/0498/AH Plot 12, Land adj. to Clifftop, North Foreland Avenue,
Broadstairs CT10 3QT (Unanimous)

R/18/0499/AH Plot 13, Land adj. to Clifftop, North Foreland Avenue,
Broadstairs CT10 3QT (Unanimous)

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

18/0355/RB RNLi Kiosk, 12 Harbour Street, Broadstairs CT10 1ET
18/0442/DF 16 Parkwood Close, Broadstairs CT10 2XN
18/0443/ZD 59 Dumpton Park Drive, Broadstairs CT10 1RH
A/18/0457/RB RNLi Kiosk, 12 Harbour Street, Broadstairs CT10 1ET
18/0458/GR 10 Waldron Close, Broadstairs CT10 1TB
18/0345/HJ 1 Lyndhurst Road, Broadstairs CT10 1EU
18/0403/GR 17 Grand Mansions, Queens Gardens, Broadstairs
CT10 1QF
18/0447/GR Matalan, Unit A1 to 3, East Kent Retail Park, Westwood Road,
Broadstairs CT10 2RQ
18/0449/LH Land adj. 5 Westover Road, Broadstairs CT10 3ES
18/0476/RB Land adj. 51 Carlton Avenue, Broadstairs CT10 1AQ
18/0159/GR 32 Seaview Road, Broadstairs CT10 1BX
AMENDMENT
18/0474/JS 10 Convent Road, Broadstairs CT10 3BE
18/0489/RB 35 King Edward Avenue, Broadstairs CT10 1PH
18/0497/JS 5 Grafton Road, Broadstairs CT10 3DH
18/0502/HJ 16 Wrotham Road, Broadstairs CT10 1QG
18/0508/RB 18 Catherine Way, Broadstairs CT10 1BW
18/0512/GR Unit 2, Northdown Industrial Estate, Broadstairs
CT10 3JP
18/0514/DF 142 Beacon Road, Broadstairs CT10 3DQ
18/0515/DF 165 Beacon Road, Broadstairs CT10 3DQ
KCC/TH/0059/2018 St. Peter in Thanet C of E Junior School, Grange Road,
Broadstairs CT10 3EP
18/0487/GR 2A Rosemary Avenue, Broadstairs CT10 2ES
18/0494/RB 66 Westwood Road, Broadstairs CT10 2PB

454 **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/18/0412/ZD	18 Caroline Crescent, Broadstairs CT10 2XB
TPO/18/0503/DF	11 Fitzroy Avenue, Broadstairs CT10 3LS
TPO/18/0382/DF	36 Selwyn Drive, Broadstairs CT10 2SW
TPO/18/0540/RB	8 Woodland Way, Broadstairs CT10 3QD
TPO/18/0529/DF	14 Upton Grange, Broadstairs CT10 2NS

455 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

NOTED that the presentation from the recent KALC Planning Training Event had been forwarded to all Committee Members by the Deputy Town Clerk. Councillors and Office staff who attended advised how informative and helpful the training was.

NOTED that Cllr. Taylor-Smith would be stepping down from the Committee at the end of the 2017-2018 Civic Year, but if required would be available as a reserve.

Next Meeting: Proposed date Monday 11th June at 7pm to be confirmed at Annual Council Meeting on Monday 14th May.



Meeting Closed at 8:07p.m.
Deputy Town Clerk



Broadstairs & St Peter's Town Council

Town Clerk's Office, Pierremont Hall, Broadstairs Kent CT10 1JX

Tel: 01843 868718

Town Clerk
Mrs Danielle Dunn
BSc (Hons) MSc MRTPI

Please see Minute 308 - Planning Minutes. 5th December 2018, for a correction to Minutes 448 and 453.