



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 2nd July 2018

Present: Cllrs. J. Bayford, Binks, Buckley, Dexter (Chairman), Hayton (Substitute) and Matterface (Substitute)
Ex Officio: Cllrs. Moore (Mayor) and Leys (Deputy Mayor)
Deputy Town Clerk: Christine Chappell
Members of the Public

Minutes marked * require a resolution from the Town Council

92 APOLOGIES for ABSENCE

Cllrs. M. Saunders and Shaw.

93 DECLARATIONS of INTEREST

Cllrs. Dexter and Matterface and Deputy Town Clerk, Christine Chappell declared a non-pecuniary interest in application R/18/0757/GR – Land West of 33A Alexandra Road, Broadstairs CT10 1EP as they are all trustees of CT10 Charities.

94 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 11th June 2018.

RESOLVED to RECEIVE the unconfirmed minutes of the Neighbourhood Planning Sub-Committee meeting held on Tuesday 12th June 2018.

95 CHAIRMAN'S REPORT

None.

96 CORRESPONDENCE

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

97 NEIGHBOURHOOD PLAN BUSINESS

Cllr. Dexter advised that the draft Neighbourhood Plan was progressing well and was on track to be presented at the full Council on Monday 23rd July.

NOTED that the next Neighbourhood Planning Sub-Committee meeting is on Tuesday 17th July at 9.30am in the Council Chamber.

Cllr. Dexter advised the details of the post that had recently been put on Social Media for a town planning student/seasonal employee to undertake a survey of locally listed buildings over the summer months.

NOTED that the Town Clerk's Office has been contacted by interested people and an informal interview has taken place.

98 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr Boyes addressed the Committee speaking against the amendment to 18/0142/EF – Land formerly used 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
AMENDMENT

Land formerly used as Club Union Convalescent Home, Reading Street, Broadstairs

Concerns: The amended application does not address any of the reasons for refusal in the appeal dismissal decision ref. APP/Z2260/W/17/3173824 dated 22nd August 2017. It fails to comply with saved Policy D1 of the Thanet Local Plan. The proposal is two separate developments, unrelated to the street scene, rather than an extension to the village with its own sense of identity. Although the number of dwellings has been reduced, the density has increased and the western end of the proposed development is cramped and unbalanced. Inadequate parking arrangements and little turning space.

(Unanimous)

All the members of the public left the meeting

NOTED that Committee Members expressed their dissatisfaction that the notification of amendments to applications are not being advised to consultees and members of the public, who have commented on an initial application. Also, the time frame allowed for submitting additional comments is often very short leading to a sense of pressure to respond.

RESOLVED that the Deputy Town Clerk write to the Planning Applications Manager at Thanet District Council to express concern that the planning process does not appear to be being followed by the Officers.

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)

18/0775/GR

42 Stanley Road, Broadstairs CT10 1BN

Concerns: Poor design, out of keeping with the character of surrounding development and detrimental to the street scene. (Unanimous)

R/18/0806/AH

Plot 9, Land adj. to Clifftop, North Foreland Avenue, Broadstairs CT10 3QT

Concerns: Proposed building materials, aluminium cladding, poor design, too close to boundary in an area of High Townscape value. Contrary to Policies D1 and D7 of the Thanet Local Plan.

18/0843/EF
& L/18/0844/EF

Old Convent Farm House, Reading Street Broadstairs CT10 3AX

Concerns: In a Conservation Area and curtilage of a Listed Building. (Unanimous)

Cllr. Dexter left the meeting due to his declaration of interest in the following application. Cllr. J. Bayford took the Chair.

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

R/18/0757/GR Land West of 33A Alexandra Road, Broadstairs CT10 1EP
Concerns: Turning Circle as per the Kent County Council Highways and Transportation comments dated 19th June 2018. (Majority)

Cllr. Dexter returned to the meeting. Cllr. J. Bayford stepped down from the Chair and Cllr. Dexter resumed as Chairman.

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

18/0811/RB 32 Whiteness Green, Broadstairs CT10 3JS
(Unanimous)

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

18/0497/JS 5 Grafton Road, Broadstairs CT10 3DH
AMENDMENT
18/0361/RB Apartment 1, Castle View, Joss Gap Road, Broadstairs CT10 3PE
18/0727/DF 119 Ramsgate Road, Broadstairs CT10 2ER
18/0795/DF 22 Park Avenue, Broadstairs CT10 2EY
17/1752/DF Greyfriars Court, George Hill Road, Broadstairs CT10 3JY
AMENDMENT
18/0841/GR 45 Percy Avenue, Broadstairs CT10 3LB
18/0846/DF 41 Selwyn Drive, Broadstairs CT10 2SW
18/0847/JS 31 Albert Road, Broadstairs CT10 3HY

99 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/18/0799/DF	41 Selwyn Drive, Broadstairs CT10 2SW
TPO/18/0813/ZD	13 Walnut Close, Broadstairs CT10 2EL
TPO/18/0815/ZD	29 The Paddocks, Broadstairs CT10 3AJ
TPO/18/0814/DF	Hawkswood, Woodland Way, Broadstairs CT10 3QD
TPO/18/0821/DF	17 Bridleway Gardens, Broadstairs CT10 2LG
TPO/18/0842/ZD	Foreland Park House, Francis Road, Broadstairs CT10 3RE
TPO/18/0887/DF	April Cottage, Woodland Way, Broadstairs CT10 3QD
TPO/18/0898/ZD	60 The Maples, Broadstairs CT10 2PE
TPO/18/0836/ZD	35 Albion Road, Broadstairs CT10 2UP

100 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

NOTED the update of 21 High Street, St. Peter's following refusal of planning permission for UPVC sash windows.

Next Meeting: Monday 30th July at 7pm in the Council Chamber.

Meeting Closed at 8:12p.m.
Deputy Town Clerk