



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 30<sup>th</sup> July 2018**

Present: Cllrs. J. Bayford, Binks, Buckley, Dexter (Chairman) and M. Saunders  
Ex Officio: Cllr. Leys (Deputy Mayor)  
Deputy Town Clerk: Christine Chappell  
Member of the Public: Anthony Ralph

**Minutes marked \* require a resolution from the Town Council**

### **138 APOLOGIES for ABSENCE**

Cllrs. Moore and Shaw.

### **139 DECLARATIONS of INTEREST**

None declared.

### **140 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 2<sup>nd</sup> July 2018.

RESOLVED to RECEIVE the unconfirmed minutes of the Neighbourhood Planning Sub-Committee meeting held on Tuesday 17<sup>th</sup> July 2018.

### **141 CHAIRMAN'S REPORT**

None.

### **142 CORRESPONDENCE**

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

### **143 NEIGHBOURHOOD PLAN BUSINESS**

NOTED that the Public Consultation on the Draft Neighbourhood Plan began today.

Next events are 10<sup>th</sup> September from 6pm to 10pm in St. Peter's Church Hall and 11<sup>th</sup> September from 10am to 12noon in the Council Chamber at Pierremont Hall.

Cllr. J. Bayford and/or Cllr. Dexter volunteered to attend the Pierremont Hall session if required

### **144 PLANNING APPLICATIONS**

*In accordance with Standing Orders 3e, 3f and 3g, Anthony Ralph addressed the Committee speaking in support of application 18/0851/LH – Redriff Convent, North Foreland Avenue, Broadstairs CT10 3QT.*

RESOLVED that applications be dealt with as detailed below:

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

18/0851/LH Redriff Convent, North Foreland Avenue, Broadstairs CT10 3QT  
Concerns: Out of character with pattern of surrounding development in an area of High Townscape Value and insufficient parking spaces.  
(Majority)

*Anthony Ralph left the meeting*

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

18/0837/LH 85 Gladstone Road, Broadstairs CT10 2JA  
Concerns: Overdevelopment, will appear cramped. Contrary to policy D1 of the Thanet Local Plan and the NPPF.  
(Unanimous)

18/0884/EF Land rear of 7 Kingsgate Avenue, Broadstairs CT10 3QP  
Concerns: Overdevelopment, unacceptable back fill development in an area of High Townscape Value with low density of properties, overlooking, access and loss of trees.  
(Unanimous)

18/0872/RB Osteria Posillipo, 14 Albion Street, Broadstairs CT10 1LU  
Concerns: This proposal is located in an exceptionally prominent and open area of the promenade above Viking Bay and the Committee has considered the application in conjunction with the development principles within the Seafront Character Zones listed in the Town's emerging Neighbourhood Development Plan.  
The Committee is extremely concerned at the potential loss of an open view across the promenade to the harbour and is of the opinion that the design appears unsympathetic to the character of the buildings behind and around it, so that it would have a detrimental effect both on the view of the promenade in its entirety as well as reduce the view from within the building.  
There is also considerable concern that every effort is made to preserve the unique funicular railway landing level and its access, which has been the subject of earlier conditions on any developments of this site.  
(Unanimous)

18/0957/RB 49 Lanthorne Road, Broadstairs CT10 3NA  
Concerns: Poor design, overdevelopment, out of character with surrounding area, overlooking and loss of privacy.  
(Unanimous)

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)

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

18/0920/DF Garages at Stone Gardens, Broadstairs CT10 1LU  
(Unanimous)  
18/0954/GR Yelton, Second Avenue, Broadstairs CT10 3LN  
(Majority)

(iv) The Committee recommends **No Comment** on the application listed below due to their being insufficient information on the application to make a decision.

18/0938/RB Land adj. 51 Carlton Avenue, Broadstairs  
(Unanimous)

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

18/0219/RB 20 Princess Anne Road, Broadstairs CT10 3HL  
18/0849/JS 22 Callis Court Road, Broadstairs CT10 3AF  
18/0889/RB Mizuri, Norman Road, Broadstairs CT10 3BZ  
A/18/0751/JS National Westminster Bank Plc, 47-49 High Street, Broadstairs  
AMENDMENT CT10 1JN  
18/0689/ZD 12 St. Helens, Poplar Road, Broadstairs CT10 2SJ  
L/18/0712/RB St. Peter's Church, St. Peter's Footpath, Broadstairs  
CT10 2RA  
18/0860/DF 42 Cliffside Drive, Broadstairs CT10 1RX  
18/0901/GR 126 Dumpton Park Drive, Broadstairs CT10 1RL  
18/0904/DF 25 Chaucer Road, Broadstairs CT10 1QU  
18/0907/RB Cedar Wood, 21 Vale Road, Broadstairs CT10 2JG  
18/0913/EF 9 Western Esplanade, Broadstairs CT10 1TG  
18/0908/DF 99 Percy Avenue, Broadstairs CT10 3LD  
18/0911/JS 5 Marlborough Close, Broadstairs CT10 3HF  
18/0925/DF 147 Botany Road, Broadstairs CT10 3SB  
18/0711/RB St. Peter's Church, St. Peter's Footpath, Broadstairs  
CT10 2RA  
18/0912/ZD Plot 1, 43 Fitzroy Avenue, Broadstairs CT10 3LS  
18/0952/GR Land adj. 1 Albert Road, Broadstairs CT10 3HY  
18/0949/RB 164 Ramsgate Road, Broadstairs CT10 2EW  
18/0953/ZD Flat 1, 19A Granville Road, Broadstairs CT10 1QB  
18/0964/JS 53 High Street, Broadstairs CT10 1JL  
18/0856/GR Ivy Cottage, The Pathway, Broadstairs CT10 1ES  
18/0870/EF Essured Cars UK Ltd, 30 Albion Road, Broadstairs CT10 2UP  
18/0941/GR 32 Seaview Road, Broadstairs CT10 1BX  
18/0993/ZD 6 The Paddocks, Broadstairs CT10 3AJ  
18/1034/RB 16 Gladstone Road, Broadstairs CT10 2HZ

#### **145 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/18/0895/ZD	5 Maple Close, Broadstairs CT10 3ED
TPO/18/0915/DF	27 Grange Road, Broadstairs CT10 3EP
TPO/18/0968/DF	1 Douglas Close, Broadstairs CT10 2XG
TPO/18/0969/RB	6 Ocean View, Broadstairs CT10 1TP
TPO/18/0960/ZD	6 Sanctuary Close, Broadstairs CT10 2XH
TPO/18/0966/DF	3 Elmwood Park, Broadstairs CT10 3AP
TPO/18/0982/RB	3 Maple Close, Broadstairs CT10 3ED
TPO/18/0999/DF	34 Callis Court Road, Broadstairs CT10 3AF
TPO/18/0996/DF	23 Callis Court Road, Broadstairs CT10 3AG
TPO/18/0998/RB	16A Fitzroy Avenue, Broadstairs CT10 3LS
TPO/18/0997/DF	2 Crown Cottages, Pearsons Way, Broadstairs CT10 3HT
TPO/18/0914/ZD	46 Reading Street, Broadstairs CT10 3AZ

#### **146 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

NOTED that an application for a Certificate of Lawful Development for the alterations of roof from hipped to gable together with the erection of dormer windows to rear elevation, rooflights to front elevation and windows to side elevation at 4 Northcliffe Gardens Broadstairs CT10 3AL has been made. Neighbours and the Town Council will not be consulted as the decision is a matter of law.

Next Meeting: Monday 3<sup>rd</sup> September at 7pm in the Council Chamber.

Meeting Closed at 8:35p.m.  
Deputy Town Clerk