



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 3<sup>rd</sup> September 2018**

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

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

### **165 APOLOGIES for ABSENCE**

Cllrs. Dexter and Shaw.

### **166 DECLARATIONS of INTEREST**

Christine Chappell declared a non-pecuniary interest in Agenda Item 7 – Planning Applications in respect of application 18/0882/EF – Land adj. Stella Maris Convent, North Foreland Road, Broadstairs as she lives next door to the proposed development.

Cllr. Matterface declared a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan Business and Agenda Item 9 – Thanet District Council Consultation on their Pre-Submission Publication of the Local Plan – As the Chair of CT10 Parochial Charities, she has lodged an objection to the inclusion of Culmer's Amenity Land in the Open Green Spaces Category.

### **167 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 30<sup>th</sup> July 2018.

### **168 CHAIRMAN'S REPORT**

None.

### **169 CORRESPONDENCE**

NOTED that correspondence had been received from Riveroak Strategic Partners Ltd advising that the Secretary of State has accepted an application for a Development Consent Order at the Proposed Manston Airport Development. A copy of the letter will be emailed to Committee Members.

NOTED that all other correspondence had been forwarded by email.

### **170 NEIGHBOURHOOD PLAN BUSINESS**

NOTED the Declaration of Interest by Cllr. Matterface.

NOTED that the next Public Consultation events on the Draft Neighbourhood Plan 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.

## 171 PLANNING APPLICATIONS

*In accordance with Standing Orders 3e, 3f and 3g, Anthony Ralph addressed the Committee speaking in support of application 18/0959/JS – Woodham Cottage, North Foreland Avenue, Broadstairs CT10 3QT*

RESOLVED that applications be dealt with as detailed below:

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

18/0959/JS                      Woodham Cottage, North Foreland Avenue, Broadstairs  
CT10 3QT (Unanimous)

*Anthony Ralph left the meeting*

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

18/0882/EF                      Land adj. to Stella Maris Convent, North Foreland Road,  
Broadstairs CT10 2JA  
Concerns: This proposal is located in an exceptionally unspoilt and open area of the coastline. The Committee has considered the application in conjunction with the development principles within the Seafront Character Zones, specifically Category 5, as detailed in the Town's emerging Neighbourhood Development Plan.  
The Committee is extremely concerned at the potential loss of an open coastal view across the fields towards Joss Bay.  
(Unanimous)

18/0905/DF                      Land adj. 60 Park Avenue, Broadstairs CT10 2EZ  
Concerns: Overdevelopment and inappropriate design.  
(Unanimous)

18/0981/JS                      153 Northwood Road, Broadstairs CT10 2LU  
Concerns: Overdevelopment, bulk, scale, size and mass.  
(Unanimous)

18/0889/RB  
AMENDMENT                      Mizuri, Norman Road, Broadstairs  
Concerns: Inaccurate information on submitted plans and impact on the residential amenity of the neighbour.  
(Unanimous)

18/1162/GR                      Land at Junction Sowell Street, Broadstairs  
Concerns: Insufficient information on the plans about the proposed changes.  
(Unanimous)

18/1170/DF                      Berachah, First Avenue, Broadstairs  
Concerns: Overlooking.  
(Unanimous)

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

18/0978/RB                      62 King Edward Avenue, Broadstairs CT10 1PH  
Concerns: The Committee has no objections to the application but does have concerns at the current practice of approving extra-wide dropped kerbs when a more narrow access would be adequate.  
This has already resulted in a serious loss of much-needed parking spaces on roads in or near the town centre of Broadstairs, affecting both the local residents' amenities and the economy of local businesses.  
(Unanimous)

18/1046/ZD                      48 Rumfields Road, Broadstairs CT10 2PH  
Concerns: The Committee has no objections to the application but does have concerns at the current practice of approving extra-wide dropped kerbs when a more narrow access would be adequate.  
This has already resulted in a serious loss of much-needed parking spaces on roads in or near the town centre of Broadstairs, affecting both the local residents' amenities and the economy of local businesses.  
(Unanimous)

- (iv) The Committee recommends **Objection with Concern** on the application listed below:

L/18/1055/ZD                      Hildersham Barn, St. Peter's Road, Broadstairs CT10 2SZ  
Concerns: Potential loss of a Listed Building. The Committee would welcome the views of the Conservation Officer.  
(Unanimous)

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

18/0956/JS                      110 Lindenthorpe Road, Broadstairs CT10 1DH  
18/0979/DF                      85 Salisbury Avenue, Broadstairs CT10 2EB  
18/1035/LH                      28 Waldron Road, Broadstairs CT10 1TB  
18/1043/EF                      Westwood Gateway, Margate Road, Broadstairs CT10 2RQ  
18/1056/RB                      70 Northwood Road, Broadstairs CT10 2NH  
18/1060/ZD                      16 The Gates, Percy Avenue, Broadstairs CT10 3AS  
18/0942/ZD                      9 Edge End Road, Broadstairs CT10 2AH  
18/0973/LH                      Copperleaf Business Park, Dane Valley Road, Broadstairs CT10 3AT  
  
18/1090/GR                      19 The Vale, Broadstairs CT10 1RB  
L/18/1005/GR                      Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX  
18/1044/DF                      20 Albion Street, Broadstairs CT10 1LU  
L/18/1045/DF                      20 Albion Street, Broadstairs CT10 1LU  
18/1078/RB                      5 Salisbury Avenue, Broadstairs CT10 2DT  
18/1074/EF                      Land rear of 35 Nelson Place, Broadstairs CT10 1HQ  
18/1128/DF                      13 Carlton Avenue, Broadstairs CT10 1AB  
L/18/1007/DF                      Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX

A/18/1085/LH	Unit 2, Broadway Garage, St. Peter's Road, Broadstairs CT10 2BL
18/1131/DF	111 Bradstow Way, Broadstairs CT10 1AH
18/1132/RB	38 Salisbury Avenue, Broadstairs CT10 2DU
18/1144/JS	31 Nelson Place, Broadstairs CT10 1HQ
18/0911/JS	5 Marlborough Close, Broadstairs CT10 2HF
AMENDMENT	
L/18/0902/ZD	2 Paragon Lodge, Thanet Close, Broadstairs CT10 1HW
18/1139/JS	12 Lerryn Gardens, Broadstairs CT10 3BH
18/1176/RB	35 Westwood Cross, Broadstairs CT10 2LJ
18/1132/RB	38 Salisbury Avenue, Broadstairs CT10 2DU
AMENDMENT	

**172 WORKS TO TREES IN CONSERVATION AREAS/TREE PRESERVATION ORDERS/HEDGEROW REMOVAL APPLICATIONS**

NOTED that the Thanet District Council Arboricultural Officer is currently away long term.

- (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/18/1001/RB	1 Julie Close, Broadstairs CT10 3LY
TPO/18/1066/ZD	22 Foreland Heights, Broadstairs CT10 3FU
TPO/18/1151/ZD	22 Holm Oak Gardens, Broadstairs CT10 2JF
TCA/18/1192/ZD	Northcliffe, Reading Street, Broadstairs CT10 3AX

**173 THANET DISTRICT COUNCIL CONSULTATION ON THEIR PRE-SUBMISSION PUBLICATION OF THE LOCAL PLAN**

NOTED that there are four documents out for comment/consultation – A Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA), a Landscape Character Assessment (LCA), a Draft Transport Strategy and the Pre-Submission Publication of the Local Plan.

AGREED that the proposed comments from the Town Clerk and Deputy Town Clerk be circulated by email. Following receipt, any remarks/additional comments to be advised as soon as possible with the final response being considered at the Planning Meeting on Monday 1<sup>st</sup> October.

**174 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

Response to the consultation by Thanet District Council on their Pre-Submission Publication on the Local Plan.

NOTED that application 18/0142 - Erection of 25no. dwellings, with associated vehicular access from Reading Street and Convent Road, pedestrian access from Astor Road, with off street parking and landscaping at Land Formerly Used as Club Union Convalescent Home Reading Street, Broadstairs has had further minor amendments and is due to be considered by Thanet District Council Planning Committee on Wednesday 19<sup>th</sup> September at 7.00pm

Next Meeting: Monday 1<sup>st</sup> October at 7pm in the Council Chamber.

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