



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 3rd December 2018

Present: Cllrs. J. Bayford, Binks, Buckley, Dexter (Chairman), Matterface (Substitute),
D. Saunders (Substitute) and M. Saunders
Ex Officio: Cllrs. Moore (Mayor)
Deputy Town Clerk: Christine Chappell
Member of the Public: J. Northedge

Minutes marked * require a resolution from the Town Council

300 APOLOGIES for ABSENCE

Cllr. Leys.

301 DECLARATIONS of INTEREST

As required by the Localism Act 2011, Cllr. J. Bayford declared a Significant Interest in Planning Application 18/1458/RB - Cambay Lodge 91 Kingsgate Avenue Broadstairs CT10 3LW as the side entrance to her house is next door but one to Cambay Lodge. The front entrance is in Second Avenue not Kingsgate Avenue. Cambay Lodge does not overlook her property.

302 MINUTES

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

303 CHAIRMAN'S REPORT

None.

304 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email.

305 NEIGHBOURHOOD PLAN BUSINESS

NOTED that the draft Neighbourhood Plan is now out to consultation with Thanet District Council until 5pm on Friday 18th January 2019.

306 PLANNING APPLICATIONS

NOTED that reserved application 18/1483/JS – Lloyds TSB Bank Plc, 42 High Street, Broadstairs CT10 1JT has been withdrawn on 28th November 2018.

Cllr. J. Bayford left the meeting

RESOLVED that applications be dealt with as detailed below:

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

18/1458/RB Cambay Lodge 91 Kingsgate Avenue Broadstairs CT10 3LW
 Concerns: Area of High Townscape Value, Overdevelopment, change of obscure glass and lowering of balcony screening. The Committee object to any variation of conditions 12 and 18 of granted permission 17/0537. The absence of a site plan for this application makes it difficult to comment further on the relocation of the car parking spaces. (Unanimous)

Cllr. J. Bayford returned to the meeting

- (ii) The Committee recommends **No Objection** to the applications listed below:
 (All Unanimous)

18/1499/AH 24 Albion Street, Broadstairs CT10 1LU
 L/18/1584/LH 24 Albion Street, Broadstairs CT10 1LU

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

18/1427/VT 1 Wallace Way, Broadstairs CT10 2HN
 18/1467/GR 67 Fitzroy Avenue, Broadstairs CT10 3LT
 18/1484/ZD Flat 3, 37 Grosvenor Road, Broadstairs CT10 2BT
 18/1280/AH Plot 2, Land adj. to Clifftop and surrounding Redriff, North Foreland Avenue, Broadstairs
 AMENDMENT
 18/1485/JS Thornthwaite, North Foreland Avenue, Broadstairs CT10 3QR
 18/1507/VT 22 Seaview Court, 76 Westcliff Road, Broadstairs CT10 1PY
 18/1520/DF Broadstairs Youth and Leisure Centre, Retort House, Albion Street, Broadstairs
 OL/18/0261/AH Land on South Side of Manston Court Road and West side of Haine Road, Ramsgate
 AMENDMENT
 18/1252/ZD Flat 1, 1 Callis Court Road, Broadstairs CT10 3AE
 18/1521/VT 154 Ramsgate Road, Broadstairs CT10 2EP
 18/1532/RB 12 Rosemary Avenue, Broadstairs CT10 2ES
 A/18/1549/RB 2A Westwood Cross, Margate Road, Broadstairs
 L/18/1589/GR Pierremont Hall, Pierremont Park, Broadstairs
 18/1596/DF 4 Harmsworth Gardens, Broadstairs CT10 1BD
 18/1614/JS 5 Coronation Close, Broadstairs CT10 3DL

307 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/18/1533/RB Land opposite 4 Fig Tree Road, Broadstairs CT10 3AQ
TCA/18/1580/ZD Royal Albion Hotel, 12 Albion Street, Broadstairs CT10 1AN
TPO/18/1557/JS Hamilton Lodge, Bishops Avenue, Broadstairs CT10 1EQ

The Member of the Public, J. Northedge, left the meeting as the next agenda item was discussed following consideration to exclude the press and public under Standing Orders 3d & 11.

308 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Members of the Committee DISCUSSED the definition of Disclosable Pecuniary Interest and the meaning of Abstained.

RESOLVED that **Minute 448. 30th April Planning Minutes** was incorrect and should be recorded as:

As per the Localism Act 2011, Cllr. Binks declared an interest which was a disclosable pecuniary interest in application 18/0351/GR – 4 Northcliffe Gardens, Broadstairs CT10 3AL, as her rear garden borders the proposed development.

And **Minute 453. 30th April Planning Minutes** should be recorded as:

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 did not vote.**

Next Meeting Monday 7th January 2019 at 7pm in the Council Chamber.

Meeting Closed at 8:05p.m.
Deputy Town Clerk