



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 7th January 2019

Present: Cllrs. J. Bayford, Buckley, Dexter (Chairman), D. Saunders (Substitute) and M. Saunders
Ex Officio: Cllrs. Moore (Mayor) and Leys (Deputy Mayor)
Town Clerk: Danielle Dunn
Members of the Public: Mr and Mrs Tracey and Mrs Wills

Minutes marked * require a resolution from the Town Council

325 APOLOGIES for ABSENCE

Cllr. Binks.

326 DECLARATIONS of INTEREST

None declared.

327 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 3rd December 2018.

328 CHAIRMAN'S REPORT

None.

329 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email.

330 NEIGHBOURHOOD PLAN BUSINESS

NOTED that the consultation with Thanet District Council ends at 5pm on Friday 18th January. No update on comments received yet and the aim is for the Referendum on the day of the local elections – Thursday 2nd May 2019.

331 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mrs Tracey addressed the Committee speaking against application 18/1624/JS – 15 Westcliff Road, Broadstairs CT10 1PU.

RESOLVED that the applications be dealt with as detailed below:

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

18/1624/JS

15 Westcliff Road, Broadstairs CT10 1PU

Concerns: Overdevelopment, overbearing in depth and scale, overshadowing of neighbours, loss of outlook and overlooking of neighbours due to the balconies on the designs. (Majority)

Mr and Mrs Tracey left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Mrs Wills addressed the Committee speaking against application 18/1665/EF – 25 Osborne Road, Broadstairs CT10 2AF.

18/1665/EF 25 Osborne Road, Broadstairs CT10 2AF
Concerns: Overdevelopment, traffic, parking, out of keeping with street scene, insufficient on-site parking spaces for this specific location and size of development, not in keeping with surrounding neighbouring development, overlooking, town cramming, poor design, development too high, increase in traffic and increase in pollution. These issues are further exacerbated due to the addition of a zebra crossing since the last application.
(Majority)

Mrs Wills left the meeting.

18/1662//DF 12 Weatherly Drive, Broadstairs CT10 2EE
Concerns: Proposed development is out of built line, overlooking, poor elevation design, loss of light, out of keeping with street scene and overdevelopment.
(Majority)

18/1675/GR Yelton, Second Avenue, Broadstairs CT10 3LN
Concerns: Conflicts with Neighbourhood Plan, development too high, loss of privacy and conflicts with Policies D1 and D7 of the current adopted Thanet Local Plan.
(Majority)

18/1698/RB 31 Queens Avenue, Broadstairs CT10 1EH
Concerns: Overlooking, because close to other properties, loss of privacy, loss of light, out of keeping with character of area, overdevelopment and rear windows overlooking gardens.
(Majority)

(ii) The Committee recommends **No Objection** to the application listed below but recommends that a condition is added:

18/1640/GR Land rear of 11 Osborne Road, Broadstairs CT10 2AE
Condition: Not to be used as living accommodation.
(Majority)

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

A/18/1515/RB Unit A1 to 3, East Kent Retail Park, Westwood Road, Broadstairs

18/1583/LH 24 Albion Street, Broadstairs CT10 1LU

18/1605/GR North Foreland Golf Club. Convent Road, Broadstairs CT10 3PU

18/1606/JS 91 Botany Road, Broadstairs CT10 3SB

18/1616/DF Seascape, North Foreland Avenue, Broadstairs

18/1645/RB	Carpetright, Unit 4B, East Kent Retail Park, Westwood Road, Broadstairs CT10 2RQ
18/1514/GR	12 Eastern Esplanade, Broadstairs CT10 1DR
18/1683/RB	43 Stone Road, Broadstairs CT10 1DZ
18/1690/ZD	22 Dane Court Gardens, Broadstairs CT10 2SB
18/1703/RB	St. Peter's Church, St. Peter's Footpath, Broadstairs CT10 2TR
L/18/1704/RB	St. Peter's Church, St. Peter's Footpath, Broadstairs CT10 2TR
18/1734/DF	89 Gladstone Road, Broadstairs CT10 2JA
18/1126/DF	26 North Foreland Road, Broadstairs CT10 3NN
AMENDMENT	

332 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/18/1695/JS	Foreland Park House, Francis Road, Broadstairs CT10 3RE
TPO/18/1714/ZD	The Swift, Elmwood Close, Broadstairs CT10 3AY

333 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

DISCUSSED the need for a review of the Conservation Areas in Broadstairs and St. Peter's. AGREED to recommend that the Town Council pay for a Consultant and include this in the budget at the next Asset and Budget Review Sub-Committee meeting.

DISCUSSED that Twin Hatted Councillors need clarification on their role in the Broadstairs and St. Peter's Planning Committee.

Next Meeting Monday 4th February 2019 at 7pm in the Council Chamber.

Meeting Closed at 8:04p.m.
Town Clerk