



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 4<sup>th</sup> FEBRUARY 2019**

Present: Cllrs. J. Bayford, Buckley, Dexter (Chairman), D. Saunders (Substitute), M. Saunders and Todd  
Ex Officio: Cllrs. Moore (Mayor) and Leys (Deputy Mayor)  
Deputy Town Clerk: Christine Chappell  
Members of the Public: Mr Martin, Mrs Hopkins, Mr Llewellyn, Mr and Mrs Morris and Mr Hume

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

### **378 APOLOGIES for ABSENCE**

Cllr. Binks.

### **379 DECLARATIONS of INTEREST**

Cllr. Dexter declared a significant interest in agenda item 7 Planning Applications in respect of 19/0042/VT – 26 Seven Stones Drive, Broadstairs CT10 1TW as he is a friend of a neighbour to the site. He did not vote on the recommendation.

### **380 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 7th January 2019.

### **381 CHAIRMAN'S REPORT**

None.

### **382 CORRESPONDENCE**

NOTED that all correspondence had been forwarded by email.

RESOLVED not to submit a Town Council response to the Kent County Council Consultations on the Minerals Sites Plans (Pre-Submission Consultation) and The Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30.

### **383 NEIGHBOURHOOD PLAN BUSINESS**

RESOLVED to APPROVE the recommended response to the comments received on the Regulation 16 Neighbourhood Development Plan.

### **384 PLANNING APPLICATIONS**

*Cllr. Dexter left the Chamber and Cllr. J. Bayford took the Chair.*

*In accordance with Standing Orders 3e, 3f and 3g, Mrs Morris addressed the Committee speaking against application 19/0042/VT – 26 Seven Stones Drive, Broadstairs CT10 1TW.*

RESOLVED that the applications be dealt with as detailed below:

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

19/0042/VT 26 Seven Stones Drive, Broadstairs CT10 1PU  
Concerns: Overlooking, out of keeping with the street scene, loss of privacy, development too high and in an Area of High Townscape Value.  
(Majority) Cllrs. Buckley and D. Saunders did not vote.

*All of the Members of the Public left the meeting.*

*Cllr. Dexter returned to the Chamber. Cllr. J. Bayford stepped down from the Chair and Cllr. Dexter resumed the Chair.*

19/0039/RB Waterstone, Cliff Promenade, Broadstairs CT10 3QY  
Concerns: Does not comply with condition 2 of granted permission 17/0555 that states the development hereby approved shall be carried out in accordance with the submitted drawing numbered CN/16/16501B received 11 July 2017.  
(Majority) Cllrs. Buckley and D. Saunders did not vote.

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

18/1655/EF Fairfield Manor, Fairfield Road, Broadstairs CT10 2JU  
L/18/1673/RB 2 Paragon Lodge, Thanet Close, Broadstairs CT10 1HW  
18/1697/RB 25 Wrotham Road, Broadstairs CT10 1QG  
18/1723/VT 14 Rectory Road, Broadstairs CT10 1HG  
18/1729/DF 36 Swinburne Avenue, Broadstairs CT10 2DP  
18/1732/VT 21 Cornwallis Gardens, Broadstairs CT10 1DW  
18/1745/LH 21 Salisbury Avenue, Broadstairs CT10 2DU  
18/1754/AH Redriff Convent, North Foreland Avenue, Broadstairs  
18/1735/GF 102 Park Avenue, Broadstairs CT10 2EZ  
18/1741/VT 7A Queens Gardens, Broadstairs CT10 1QE  
19/0033/JS 105 Percy Avenue, Broadstairs CT10 3LD  
19/0050/JS Neptunes Hall, 1-3 Harbour Street, Broadstairs CT10 1ET  
L/19/0051/JS Neptunes Hall, 1-3 Harbour Street, Broadstairs CT10 1ET  
18/1662/DF 12 Weatherly Drive, Broadstairs CT10 2EE  
AMENDMENT  
19/0013/VT Eastcote, 15 Castle Avenue, Broadstairs CT10 1EG  
19/0016/ZD 52 Bradstow Way, Broadstairs CT10 1AJ  
19/0045/DF 4 Queens Gardens, Broadstairs CT10 1QE  
19/0062/ZD 54 Gladstone Road, Broadstairs CT10 2HZ  
19/0066/JS Land adj. 2 Willow Avenue, Broadstairs CT10 2LP  
19/0071/RB 2 The Drive, Callis Court Road, Broadstairs CT10 3AN

### **385 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/18/1557/JS	1 Hamilton Close, Bishops Avenue, Broadstairs CT10 1AE
TPO/19/0036/ZD	10 St. Christophers Green, Broadstairs CT10 2SS
TPO/19/0044/VT	23 Caroline Crescent, Broadstairs CT10 2XB
TPO/19/0079/VT	Bromstone House Bromstone Mews, Broadstairs CT10 2XT
TPO/19/0087/JS	21 Park Avenue, Broadstairs CT10 2YL

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

Next Meeting Monday 4<sup>th</sup> March 2019 at 7pm in the Council Chamber.

Meeting closed at 5.35pm  
Deputy Town Clerk