



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 1st APRIL 2019

Present: Cllrs. J. Bayford, Dexter (Chairman), D. Saunders (Substitute), M. Saunders and Todd
Ex Officio: Cllr. Moore (Mayor)
Deputy Town Clerk: Christine Chappell

Minutes marked * require a resolution from the Town Council

451 APOLOGIES FOR ABSENCE

Cllr. Binks and Leys. Cllr. Buckley was not in attendance.

452 DUAL HATTED COUNCILLORS

Ref. Min 405

Members confirmed receipt of the clarification and advice received from the Director of Corporate Governance and Monitoring Officer for Thanet District Council on "twin hatted" (District and Town) Councillors who sit on the Planning Committees of both Councils.

453 DECLARATIONS of INTEREST

None Declared.

454 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 4th March 2019.

455 CHAIRMAN'S REPORT

None.

456 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email.

457 NEIGHBOURHOOD PLAN BUSINESS

RESOLVED to RECEIVE and acknowledge receipt of the letter dated 28th March 2019 from the independent examiner of the Neighbourhood Plan, Mr Derek Stebbing.

DISCUSSED the preliminary questions raised:

- Paragraph 8.1.1. (Housing)

The requests for further information on the prospective Local Plan housing site allocations that fall within, or within close proximity to, the designated Neighbourhood Plan Area and the map identifying the allocation site boundaries.

RESOLVED that the Town Clerk co-ordinate a response with Thanet District Council.

- Policy BSP9 (Design in Broadstairs & St. Peter's)

Provide a definition of "Large applications" which would enable users of the Plan to fully understand the policy requirement.

RESOLVED to respond with a definition of "Large Applications" being 10 dwellings or more.

If any of the following planning applications are placed before Thanet District Council's planning committee then 'dual-hatted' members will not be bound by the views of the Town Council and will re-consider the applications afresh taking into account all relevant planning considerations and representations.

At the District Council's planning meetings 'dual-hatted' members will declare a 'significant interest' in the applications made by the Broadstairs and St Peter's Town Council and will leave the room and not participate in the consideration of those matter.

458 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

19/0166/DF	Robinsons, Units 2,3,5,7 and 8, Rear of 28 High Street, Broadstairs
19/0243/RB	35 Westwood Road, Broadstairs CT10 2LJ
19/0110/DF	39 Kings Avenue, Broadstairs CT10 1DL
AMENDMENT	
19/0142/JS	Plot 1, Land adj. to Clifftop and surrounding Redriff, North Foreland Avenue, Broadstairs
19/0135/RB	Osteria Posillipo, 14 Albion Street, Broadstairs CT10 1LU
L/19/0153/JS	Flat 4, 7 Stone Road, Broadstairs CT10 1DY
19/0191/VT	54 Fitzroy Avenue, Broadstairs CT10 3LS
19/0218/VT	1 Yardley House, Francis Road, Broadstairs CT10 3RQ
19/0244/ZD	3 Grange Road, Broadstairs CT10 3EP
OL/19/0248/AH	Plot 10, Land adj. to Clifftop and surrounding Redriff, North Foreland Avenue, Broadstairs
19/0265/JS	Beach Kiosk, Dumpton Bay, Western Esplanade, Broadstairs
19/0270/VT	21 Brassey Avenue, Broadstairs CT10 2DS
19/0258/DF	3 Queens Avenue, Broadstairs CT10 1EH
19/0262/GR	67 Fitzroy Avenue, Broadstairs CT10 3LT
19/0277/VT	83 Park Avenue, Broadstairs CT10 2XL
19/0297/GR	7 Grange Road, Broadstairs CT10 3EP
19/0295/RB	16 Whiteness Green, Broadstairs CT10 3JS
R/19/0318/AH	Plot 8, Land adj. to Clifftop and surrounding Redriff, North Foreland Avenue, Broadstairs
19/0321/GR	1 Stone House, North Foreland Road, Broadstairs CT10 3NT
19/0332/AH	Plot 7, Land adj. to Clifftop and surrounding Redriff, North Foreland Avenue, Broadstairs
19/0125/DF	26 North Foreland Road, Broadstairs CT10 3NN
AMENDMENT	
R/19/0303/AH	Plot 6, Land adj. to Clifftop and surrounding Redriff, North Foreland Avenue, Broadstairs
19/0310/EF	Greensleeves, Dane Court Road, Broadstairs C10 2RD
L/19/0331/RB	Dickens House, 2 Victoria Parade, Broadstairs CT10 1QS

459 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/19/0241/ZD 5 Oakridge, Woodland Way, Broadstairs CT10 3QE
TPO/19/0344/JS 28 Grange Way, Broadstairs CT10 2YP

460 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Next Meeting Monday 29th April 2019 at 7pm in the Council Chamber.

Meeting closed at 7:12p.m.
Deputy Town Clerk