



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 29th APRIL 2019

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

Minutes marked * require a resolution from the Town Council

472 APOLOGIES FOR ABSENCE

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

473 DECLARATIONS of INTEREST

None Declared.

474 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 1st April 2019.

475 CHAIRMAN'S REPORT

None.

476 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email.

477 NEIGHBOURHOOD PLAN BUSINESS

No update.

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.

478 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

R/19/0349/AH	Plot 10, Land adj. to Clifftop and Surrounding Redriff, North Foreland Avenue, Broadstairs Concerns: Overdevelopment in an area of High Townscape Value, overlooking from rear balconies and loss of privacy. (Unanimous)
19/0372/DF	100-104 High Street, Broadstairs CT10 1JB Concerns: Overlooking, misleading plans and no information on use. (Unanimous)
19/0388/GR	8 Percy Avenue, Broadstairs CT10 3LB Concerns: Poor design, insufficient parking provision, overdevelopment, overbearing impact and out of keeping with the street scene and poor access for refuse collection. (Unanimous)
19/0437/AH	Land on the South West Side of Cliff Road, Broadstairs Concerns: Development too high, overlooking, overdevelopment, out of keeping with street scene, loss of mature trees, poor design, inaccurate info. on plans and application form, no mains sewage connection and planning process not being followed. (Unanimous)
19/0482/GR	86 Fitzroy Avenue, Broadstairs CT10 3LT Concerns: Out of keeping in area of High Townscape Value, out of character with the street scene, insufficient parking provision and overdevelopment. (Unanimous)

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

R/19/0311/AH	Plot 5, Land adj. to Clifftop and Surrounding Redriff, North Foreland Avenue, Broadstairs
19/0384/ZD	106 Gladstone Road, Broadstairs CT10 2JB
19/0412/ZD	38 Victoria Avenue, Broadstairs CT10 3HZ
18/1337/ZD	1 Linden Avenue, Broadstairs CT10 1HR
19/0183/RB	19 Abbotsford House, Seapoint Road, Broadstairs CT10 1TH
19/0197/RB	54 Salisbury Avenue, Broadstairs CT10 2DU
19/0373/GR	7 Kendall Rise, Broadstairs CT10 1AT
19/0432/VT	19 Nelson Place, Broadstairs CT10 1HQ
19/0433/GR	53 Prince Charles Road, Broadstairs CT10 3HH
L/19/0459/DF	Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
19/0462/GR	25 Freda Close, Broadstairs CT10 2ED
L/19/0460/DF	Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
19/0045/DF	4 Queens Gardens, Broadstairs CT10 1QE
AMENDMENT	
19/0273/JS	61 Dane Court Gardens, Broadstairs CT10 2SD
OL/19/0475/DF	Instro Precision Ltd, Unit 15, Hornet Close, Broadstairs CT10 2YD
19/0489/DF	25 Grange Road, Broadstairs CT10 3EP

479 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/19/0357/ZD	Four Winds, Woodland Way, Broadstairs CT10 3QD
TPO/19/0420/JS	11 The Paddocks, Broadstairs CT10 3AJ
TPO/19/0421/ZD	51 St. Peter's Court, Broadstairs CT10 2UU
TPO/19/0461/RB	57 St. Peter's Court, Broadstairs CT10 2UU
TPO/19/0485/RB	8 Woodland way, Broadstairs CT10 3QD
TPO/19/0480/JS	6 Walnut Close, Broadstairs CT10 2EL

480 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Next Meeting Monday 10th June 2019 at 7pm in the Council Chamber (T.B.C.) after approval of Calendar of Meetings at Statutory Annual Council Meeting.

Meeting closed at 7:27p.m.
Deputy Town Clerk