



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 10th JUNE 2019

Present: Cllrs. Bailey, J. Bayford, R.K. Binks, Buckley, Garner (Substitute), W. Moore and D. Saunders (Substitute)
Ex Officio: Cllr. Moore (Mayor)
Deputy Town Clerk: Christine Chappell
Tree Warden: Karen McKenzie
Observer: Cllr. M. Saunders
Members of the Public

Minutes marked * require a resolution from the Town Council

- 54 ELECTION OF CHAIRMAN AND VICE CHAIRMAN**
RESOLVED to elect Cllr. J. Bayford as the Chairman for the 2019-2020 Civic Year.
Proposed Cllr. D. Saunders, Seconded Cllr. P. Moore, agreed
RESOLVED to elect Cllr. Buckley as the Vice Chairman for the 2019-2020 Civic Year.
Proposed Cllr. R.K. Binks, Seconded Cllr. D. Saunders, agreed.
- 55 APOLOGIES FOR ABSENCE**
Cllrs. R. Binks and Dexter.
- 56 DECLARATIONS of INTEREST**
Cllrs. P. Moore and W. Moore declared a significant interest in application TPO/19/0601/ZD 25B Callis Court Road, Broadstairs CT10 3AG as they are related to the author of the surveyor's report.
- 57 MINUTES**
RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 29th April 2019.
- 58 CHAIRMAN'S REPORT**
None.
- 59 CORRESPONDENCE**
NOTED that all correspondence had been forwarded by email.
- 60 NEIGHBOURHOOD PLAN BUSINESS**
DISCUSSED the written update from the Town Clerk about correspondence received from Thanet District Council's Consultant Town Planner, who is overseeing the examination of the Neighbourhood Development Plan, regarding a conflict between a Local Green Space in the Neighbourhood Plan and a housing allocation in the Thanet Local Plan. The correspondence was received after the deadline for comments on the Examiner's "fact check" report.

RESOLVED to:

- Respond to Thanet District Council's Consultant Town Planner that the Town Council will not change its response to the fact check report as it is happy with the report as drafted and does not wish any changes to be made.
- Seek legal advice from a Planning Solicitor regarding the Town Council rights and the legal implications of the request for removal of a Local Green Space when only amendments to "facts" can be stated.

61 THANET LOCAL PLAN EXAMINATION

DISCUSSED the correspondence from the Programme Officer on the re-scheduled dates for the Hearing Programme on the Thanet Local Plan Examination. Cllrs. Bailey and Garner expressed an interest in attending the hearings.

ACTION Deputy Town Clerk to provide Cllrs. Bailey and Garner additional information about the hearings that the Town Council have been allocated to attend.

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.

62 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Ms. S. Wall addressed the Committee speaking against applications 19/0628/GR and 19/0629/GR both for Land west of 33A Alexandra Road, Broadstairs CT10 1EP.

In accordance with Standing Orders 3e, 3f and 3g, Mr B. Slotover addressed the Committee speaking against applications 19/0628/GR and 19/0629 both for Land west of 33A Alexandra Road, Broadstairs CT10 1EP.

RESOLVED that the applications be dealt with as detailed below:

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

19/0628/GR	Land West of 33A Alexandra Road, Broadstairs CT10 1EP Concerns: Overdevelopment, out of keeping with surrounding properties and traffic issues. (Unanimous)
19/0629/GR	Land West of 33A Alexandra Road, Broadstairs CT10 1EP Concerns: Overdevelopment, out of keeping with surrounding properties and traffic issues. (Unanimous)

Two Members of the Public left the meeting

19/0524/RB	6 Ocean View, Broadstairs CT10 1LP Concerns: Out of character with the street scene, overdevelopment and poor design. (Unanimous)
19/0598/GR	Ancient Lights, Pier Approach, Broadstairs CT10 1TY Concerns: Impact on existing skyline. (Unanimous)

- (ii) The Committee recommends **No Objection with Concern** of the applications listed below with the following comments:

19/0538/ZD	108 Park Avenue, Broadstairs CT10 2EZ Comment: Not to be used as habitable/residential accommodation. (Unanimous)
19/0522/GR	7 Victoria Parade, Broadstairs CT10 1QS Concern: The work will need to be done with both the residents and tourists in mind to ensure minimum disruption. (Unanimous)
19/0633/GR	Land adj. 2 Linden Avenue, Broadstairs CT10 1HR Concern: Loss of valuable off-street parking. (Unanimous)

The Committee recommends **No Objection** of the applications listed below:

19/0579/RB & L/19/0580/RB	21 Stone Road, Broadstairs CT10 1DZ (Unanimous)
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- (iii) **No Comment** was made on all applications on the weekly lists:
(All Unanimous)

19/0493/JS	11 Knights Avenue, Broadstairs CT10 1EL
19/0528/ZD	18 Queens Avenue, Broadstairs CT10 1EH
19/0541/RB	41 Edge End Road, Broadstairs CT10 2AH
19/0555/JS	Door and Window Co. 10 Ramsgate Road, Broadstairs CT10 1QQ
19/0551/RB	42 Northdown Hill, Broadstairs CT10 3HU
19/0561/DF	20 Freda Close, Broadstairs CT10 2ED
19/0571/JS	6 The Oaks, Broadstairs CT10 3BT
19/0577/RB	15 Harbour Street, Broadstairs CT10 1ET
L/19/0578/RB	15 Harbour Street, Broadstairs CT10 1ET
19/0265/JS	Beach Kiosk, Dumpton Bay, Western Esplanade, Broadstairs
19/0552/ZD	Cliff Lodge, Cliff Road, Broadstairs CT10 3QZ
19/0608/VT	1 Harrow Dene, Broadstairs CT10 2UY
19/0627/JS	22 Victoria Avenue, Broadstairs CT10 3JB
19/0537/DF	Parwood, George Hill Road, Broadstairs CT10 3JU
19/0543/VT	Flat 2, 5 Chandos Square, Broadstairs CT10 1QW
19/0548/ZD	32 West Cliff Road, Broadstairs CT10 1PU
19/0592/VT	11 Stanley Road, Broadstairs CT10 1DA
A/19/0614/GR	Wren Kitchens, Unit A2, Westwood Retail Park, Broadstairs CT10 2FG
19/0619/DF	34 Hereson Road, Broadstairs CT10 1FF
19/0630/VT	5 Bairdsley Close, Broadstairs CT10 1BE
19/0639/ZD	5 Wrotham Road, Broadstairs CT10 1QG
19/0643/VT	42 Carlton Avenue, Broadstairs CT10 1AQ
A/19/0658/GR	Perry Vauxhall Garage, 107 Westwood Road, Broadstairs CT10 2NP
19/0412/ZD AMENDMENT	38 Victoria Avenue, Broadstairs CT10 3HZ
19/0688/DF	41 Seaview Road, Broadstairs CT10 1BX
19/0621/VT	6 Afghan Road, Broadstairs CT10 3DT

**63 WORKS TO TREES IN CONSERVATION AREAS/TREE PRESERVATION
ORDERS/HEDGEROW REMOVAL APPLICATIONS**

In accordance with Standing Orders 3e, 3f and 3g, Mr R. Lewis addressed the Committee speaking against application TPO/19/0637/RB – 17 Dane Court Gardens, Broadstairs CT10 2SB

In accordance with Standing Orders 3e, 3f and 3g, Karen McKenzie addressed the Committee speaking against application TPO/19/0637/RB – 17 Dane Court Gardens, Broadstairs CT10 2SB

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

TPO/19/0637/RB 17 Dane Court Gardens Broadstairs CT10 2SB
Concerns: Felling of healthy, mature trees. (Unanimous)

The remaining Members of the Public left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Karen McKenzie addressed the Committee speaking in turn against applications TPO/19/0653/VT – 8 Woodland Way, Broadstairs CT10 3QD and TPO/19/0720/JS – 5 Woodland Way, Broadstairs CT10 3QD

TPO/19/0653/VT 8 Woodland Way, Broadstairs CT10 3QD
Concerns: Felling of healthy trees. (Unanimous)

TPO/19/0720/JS 5 Woodland Way, Broadstairs CT10 3QD
Concerns: Lack of and insufficient information. (Unanimous)

Cllrs. P. Moore and W. Moore left the Chamber.

In accordance with Standing Orders 3e, 3f and 3g, Karen McKenzie addressed the Committee speaking against application TPO/19/0601/ZD – 25B Callis Court Road, Broadstairs CT10 3AG

TPO/19/0601/ZD 25B Callis Court Road, Broadstairs CT10 3AG
Concerns: Lack of drainage report. (Unanimous)

Cllrs. P. Moore and W. Moore returned the Chamber.

- (ii) 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/19/0636/ZD	9 The Paddocks, Broadstairs CT10 3AJ
TCA/19/0606/RB	6 Wrotham Road, Broadstairs CT10 1QG
TPO/19/0613/ZD	5 Walnut Close, Broadstairs CT10 2EL

64 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

None.

Next Meeting Monday 1st July at 7pm in **Crampton Tower Hall, The Broadway, Broadstairs CT10 2AB.**

Meeting closed at 8:21p.m.
Deputy Town Clerk