



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 1st JULY 2019

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

Minutes marked * require a resolution from the Town Council

73 APOLOGIES FOR ABSENCE

Cllr. Buckley.

74 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.

75 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 10th June 2019.

76 CHAIRMAN'S REPORT

None.

77 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email.

78 NEIGHBOURHOOD PLAN BUSINESS

RESOLVED unanimously to RECEIVE the Neighbourhood Plan Examiner's Report dated 14th June 2019.

NOTED the verbal update provided by the Deputy Town Clerk, on behalf of the Town Clerk.

- Town Clerk has now made the Examiner's recommended amendments to the Plan.
- Final version of the Plan has been sent to Thanet District Council ready for the referendum.

AGREED that Cllr. R. Binks will be the main contact for the Neighbourhood Plan during the absence of the Town Clerk.

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.

79 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr M. Heale addressed the Committee speaking against application 19/0638/JS The Cottage, 25 Albion Street, Broadstairs CT1-1LU

RESOLVED that the applications be dealt with as detailed below:

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

19/0638/JS	The Cottage, 25 Albion Street, Broadstairs CT10 1LU Concerns: Overdevelopment, out of keeping with character of the area, noise nuisance, loss of privacy, removing historic building without permission and installation of illuminated signs in a Conservation Area. (Unanimous)
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Mr M. Heale left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Ms C. Whitehead addressed the Committee speaking against application 1 Seven Stones Drive, Broadstairs CT10 1TW.

19/0657/JS	1 Seven Stones Drive, Broadstairs CT10 1TW Concerns: Out of keeping with the street scene, overdevelopment, overlooking and cramming. (Unanimous)
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Ms. C. Whitehead and Mrs V. Whitehead left the meeting.

19/0570/VT	19 York Street, Broadstairs CT10 1PD Concerns: Lack of information, no elevations or street scene. (Majority)
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19/0738/AH	58 Northdown Road, Broadstairs CT10 2UW Concerns: Lack of information and drawings. (Unanimous)
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19/0372/DF AMENDMENT	104 High Street, Broadstairs CT10 1JB Concerns: Overdevelopment, not enough information on proposed usage. The Town Council does not encourage the use of small sheds for habitable purposes. (Unanimous)
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19/0037/EF	101 High Street, Broadstairs CT10 1NQ Concerns: Information on plans incorrect. (Unanimous)
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OL/18/1333/AH AMENDMENT	Land at 11 and 15 Lawn Road, Broadstairs CT10 1AA Concerns: No proper drawings, not enough information on plans, contradictory plans – mass and size do not fit elevations shown, development too high, out of keeping with the character of the area and overdevelopment. (Unanimous)
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- (ii) The Committee recommends **No Objection with Concern** of the application listed below with the following comments:

19/0014/DF
AMENDMENT 52A Stone Road, Broadstairs CT10 1DZ
Concerns: Height of velux windows in roof – Recommended minimum distance is 1.2m above floor level. (Unanimous)

- (iii) The Committee recommends **Objection with Concern** of the application listed below with the following comments:

19/0726/RB 12 Rosemary Avenue, Broadstairs CT10 2ES
Concerns: Poor design, dormer out of keeping with the street scene. (Unanimous)

- (iv) The Committee recommends **No Objection** of the application listed below:

19/0795/GR Thanet Lodge, Second Avenue, Broadstairs CT10 3LN

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

A/19/0642/RB 2B Westwood Cross, Margate Road, Broadstairs
19/0676/RB 8 Grange Road, Broadstairs CT10 3EP
19/0618/DF 172 Ramsgate Road, Broadstairs CT10 2EW
19/0680/RB Land adj. to 10 Beech Drive, Broadstairs CT10 2LL
19/0812/DF 26 North Foreland Road, Broadstairs CT10 3NN
19/0181/GR 60 High Street, Broadstairs CT10 1JT
19/0754/EF 9 Western Esplanade, Broadstairs CT10 1TG
19/0793/DF 10 Dumpton Park Drive, Broadstairs CT10 1RE
19/0828/VT 6 Seafield Road, Broadstairs CT10 2DD
19/0522/GR 7 Victoria Parade, Broadstairs CT10 1QS
AMENDMENT

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

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

In accordance with Standing Orders 3e, 3f and 3g, Dr. P. Pearson addressed the Committee speaking for application TPO/19/0601/ZD – 25B Callis Court Road, Broadstairs CT10 3AG

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

- (i) The Committee recommends **Approval** of the following application with the following comment

TPO/19/0601/ZD 25B Callis Court Road, Broadstairs CT10 3AG
Comment: Subject to the planting of suitable replacement tree. (Majority)

Dr. P. Pearson and Mr D. Moore left the meeting.

Cllrs. P. Moore and W. Moore returned to the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Karen McKenzie addressed the Committee speaking against the following applications in turn TCA/19/0788/ZD – 1 Douglas Close, Broadstairs CT10 2XG, TPO/19/0845/JS – 70 Fitzroy Avenue, Broadstairs CT10 3LT and TPO/19/0831/VT – 22 Radley Close, Broadstairs CT10 1BT

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

TCA/19/0788/ZD	1 Douglas Close, Broadstairs CT10 2XG Concerns: Full assessment and report by qualified Arboriculturalist required. Felling must not be undertaken during the nesting season. (Unanimous)
TPO/19/0845/JS	70 Fitzroy Avenue, Broadstairs CT10 3LT Concerns: Full assessment and report by qualified Arboriculturalist required. (Unanimous)
TPO/19/0831/VT	22 Radley Close, Broadstairs CT10 1BT Concerns: Full assessment and report by qualified Arboriculturalist required. Felling must not be undertaken during the nesting season. (Unanimous)

In accordance with Standing Orders 3e, 3f and 3g, Karen McKenzie addressed the Committee speaking about application TPO/19/0675/ZD – The Old Police Station, 58-60 Station Road, Broadstairs CT10 2TA

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

TPO/19/0675/ZD	The Old Police Station, 58-60 Gladstone Road, Broadstairs CT10 2TA Concerns: The description of the proposed works on the Thanet District Council Planning Portal does not accurately reflect the submitted application. Application is for works to T4 (Lime) and T8 (Yew). (Unanimous)
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- (iii) 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/19/00547/JS 7 Ocean View, Broadstairs CT10 1TP

81 TO DISCUSS APPLYING FOR TPO STATUS FOR NORTHWOOD PARK*

DISCUSSED the verbal report on the trees in Northwood Park

RESOLVED unanimously to recommend to Council that an application is made by the Town Council to Thanet District Council for an Area TPO on the trees located in the Broadstairs part of Northwood Park.

NOTED that the Tree Warden with the assistance of Cllr. Garner:

- Will request an emergency TPO is placed on the trees located in the Broadstairs part of Northwood Park.

- Pending an assessment on the trees by a qualified Arboriculturalist, Thanet District Council will be asked not to undertake any further felling of the trees in Northwood Park.

82 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

2nd September Meeting – Presentation by Tree Warden on TPO's.

NOTED the request from Cllr. Binks for information on the ownership of the land between Bridleway TB19 and the Orbit Housing land.

Next Meeting Monday 29th July at 7pm in **Crampton Tower Hall, The Broadway, Broadstairs CT10 2AB.**

Meeting closed at 8:54p.m.
Deputy Town Clerk