



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 30<sup>th</sup> SEPTEMBER 2019**

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

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

**179 APOLOGIES FOR ABSENCE**

Cllrs. Buckley, P. Moore and W. Moore.

**180 DECLARATIONS of INTEREST**

Cllrs. R. Binks, R. K. Binks and Dexter declared a significant interest in amended application 19/0813/EF Land formerly used as Club Union Convalescent Home, Reading Street, Broadstairs as they reside nearby and Cllr. R. Binks has objected to earlier applications.

**181 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 2<sup>nd</sup> September 2019. Proposed Cllr. R. K. Binks, seconded Cllr. Bailey, agreed.

**182 CHAIRMAN'S REPORT**

None.

**183 CORRESPONDENCE**

NOTED that correspondence had been forwarded by email.

**184 NEIGHBOURHOOD PLAN BUSINESS**

*In accordance with Standing Orders 3e, 3f and 3g, Mrs J. Matterface addressed the Committee regarding the Thanet District Council Consultation on their proposed modifications to the Neighbourhood Plan in conjunction with planning application 19/0813/EF – Land for Land Formerly Used as Club Union Convalescent Home, Reading Street, Broadstairs*

*Karen McKenzie, Tree Warden, and another member of the public joined the meeting.*

DISCUSSED the Thanet District Council Consultation on their proposed modifications to the Neighbourhood Plan. Cllrs. D. Saunders and Dexter, although present did not take part in the discussion.

RESOLVED to object to the removal of the Local Green Spaces and the additional consultation. Proposed Cllr. R. Binks, seconded Cllr. M. Garner, agreed. Cllrs. D. Saunders and Dexter did not take part in the vote.

*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.*

## **185 PLANNING APPLICATIONS**

*In accordance with Standing Orders 3e, 3f and 3g, Mrs. J. Brown addressed the Committee speaking against application 19/1099/GR - 2 Lindenthorpe Road, Broadstairs CT10 1BG*

RESOLVED that the applications be dealt with as detailed below:

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

19/1099/GR	2 Lindenthorpe Road, Broadstairs CT10 1BG Concerns: Ecological appraisal is out of date, effect of the removal of trees and overdevelopment. (Unanimous)
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*Cllrs. R. Binks, R. K. Binks and Dexter left the meeting.*

*In accordance with Standing Orders 3e, 3f and 3g, Mrs. J. Matterface n addressed the Committee speaking against amended application 19/0813/EF - Land for Land Formerly Used as Club Union Convalescent Home, Reading Street, Broadstairs*

19/0813/EF AMENDMENT	Land for Land Formerly Used as Club Union Convalescent Home, Reading Street, Broadstairs Concerns: Concerns: Whilst the principle of some development is accepted, we consider that this proposed development will have a seriously detrimental impact on the setting of the unique listed buildings of the Reading Street Conservation Area, due to its density, style and elevated position. We consider that the access onto Reading Street will lead to greater congestion and increased risk to residents' safety, whilst the access onto Convent Road is not of an adequate width to accommodate the projected usage and increases risk of accident and congestion on that road. The application does not address any of the reasons for refusal in the appeal dismissal decisions ref. APP/Z2260/W/17/3173824 dated 22nd August 2017 and APP/Z2260/W/18/3218754 dated 11th April 2019. It fails to comply with saved Policy D1 of the Thanet Local Plan. The proposal is two separate developments, unrelated to the street scene, rather than an extension to the village with its own sense of identity. Although the number of dwellings has been reduced, the density has increased and the western end of the proposed development is cramped and unbalanced. Inadequate parking arrangements and little turning space. We therefore strongly recommend refusal of this application. (Unanimous)
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*All the Members of the Public left, except for the Tree Warden and two other people.  
Cllrs. R. Binks, R. K. Binks and Dexter returned to the meeting.*

- OL/19/1180/GR 130 Gladstone Road, Broadstairs CT10 2JB  
Concerns: Overdevelopment, cramming, poor access for service vehicles and highways issues. (Unanimous)
- 19/1061/VK 4 Guy Close, Broadstairs CT10 3NF  
Concerns: Out of keeping, development to high, loss of privacy and measurements on plans incorrect. (Unanimous)

(ii) The Committee recommends **Objection with Concerns** of the application listed below with the following comments:

- 19/1107/GR Bleak House, Fort Road, Broadstairs CT10 1EY  
Concerns: Loss of light, out of keeping, plans not clear. (Unanimous)

*A Member of the Public left the meeting*

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

- 19/1163/DF 1A Rosemary Gardens, Broadstairs CT10 2ET  
19/0246/JS Visitor Information Point, Victoria Parade, Broadstairs CT10 1LU
- A/19/1139/JS The David Copperfield Westwood Road, Broadstairs CT10 2AL  
19/1145/DF Asda Stores Limited, Westwood Road, Broadstairs CT10 2NR  
L/19/1149/GR 1 Stone House, North Foreland Road, Broadstairs CT10 3NT  
19/1165/VK 140 Dumpton Park Drive, Broadstairs CT10 1RP  
A/19/1186/JS McDonalds, Margate Road, Broadstairs CT10 2QG  
19/1185/JS McDonalds, Margate Road, Broadstairs CT10 2QG  
19/1187/VK 8 Bay View Road, Broadstairs CT10 2EA  
19/1066/DF Hanson Hotel, 41 Belvedere Road, Broadstairs CT10 1PF  
A/19/1200/JS 8-9 Westwood Cross, Margate Road, Broadstairs CT10 2BF  
19/1203/AH 108 Park Avenue, Broadstairs CT10 2EZ  
19/1212/VK 81 Ramsgate Road, Broadstairs CT10 2DF  
19/0852/RB Land rear of Mizuri, Norman Road, Broadstairs CT10 3BZ  
AMENDMENT
- 19/1173/VK 118 Broadstairs Road, Broadstairs CT10 2RU  
A/19/1228/GR Costa Coffee Drive Thru', East Kent Retail Park, Westwood Road, Broadstairs CT10 2PR
- 19/1225/JS Land adj. 5 Westover Road, Broadstairs CT10 3ES  
19/1207/DF 1 Fair Street, Broadstairs CT10 2JL

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

NOTED the emailed report from Tree Warden.

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

- TPO/19/1169/ZD 22A Fitzroy Avenue, Broadstairs CT10 3LS  
Concerns: Felling of a healthy tree, no engineers report and the deliberate damage to the roots of a TPO tree is in contravention of TPO under "Section 210(1) and the section 202C(2) of the Town and Country Planning Act 1990. (Unanimous)

TPO/19/1262/ZD Land rear of Ellington Way, Broadstairs CT10 1FG  
Concerns: Loss of healthy tree and quality of tree survey.  
(Unanimous)

- (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/19/1235/DF 46 Lanthorne Road, Broadstairs CT10 3LZ

**187 NORTHWOOD PARK TPO REQUEST**

RESOLVED to receive the response from Thanet District Council Planning Applications Manager.

NOTED that the Deputy Town Clerk is chasing up on the assessment of the area by the TDC Open Spaces team and their advice on any works necessary to ensure the good arboricultural management of the trees.

NOTED that Cllr. Garner has been raising awareness about good tree maintenance and will request that the new TDC Arboricultural Officer, once appointed, visits the park.

**188 KENT COUNTY COUNCIL CONSULTATION ON THE PROPOSED DISPOSAL OF SURPLUS PLAYING FIELDS AT FORELAND FIELDS SPECIAL SCHOOL, LANTHORNE ROAD BROADSTAIRS CT10 3NX**

Ref. Min. 125 and 143

DISCUSSED the consultation, the information about the site and the use of the land as a Care Home.

RESOLVED to object to the proposal as there is a need for warden assisted social/residential housing for local residents in a quiet area.

Proposed Cllr. R. Binks, seconded Cllr. Bailey, agreed.

**189 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

To discuss applying for a TPO at Kingsgate College.

NOTED the proposed tree planting at Mockett's Drive during National Tree Week by Karen McKenzie, Tree Warden and Cllrs. Binks and Garner.

Next Meeting: Monday 4<sup>th</sup> November in Crampton Tower Hall.

Meeting closed at 8:18pm  
Deputy Town Clerk