



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 2nd MARCH 2020

Present: Cllrs. Bailey, J. Bayford (Chair), R. Binks, R. K. Binks, and Buckley
Ex Officio: Cllrs. P. Moore (Mayor) and Dexter (Deputy Mayor)
Deputy Town Clerk: Christine Chappell
Volunteer Tree Warden: Karen McKenzie
Kingsgate Ward Cllr. R. Bayford
Beacon Road Cllr. Rawf - Observer
Mr. P. Lorenzo – Conservation Secretary, The Broadstairs Society
Members of the Public

Minutes marked * require a resolution from the Town Council

394 APOLOGIES FOR ABSENCE

Cllr. W. Moore.

395 DECLARATIONS of INTEREST

Cllr. J. Bayford declared a significant interest in application 20/0072/JS – Woodhatch, George Hill Road, Broadstairs CT10 3JU as the residents are known to her personally.

Cllrs. R. Binks and Dexter declared a significant interest in application 19/1738/RB – Dan Mason Suite, Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX as they are members of the Community Assets Committee.

396 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 3rd February 2020. Proposed Cllr. R. Binks, Seconded Cllr. R. K. Binks, agreed.

397 CHAIRMAN'S REPORT

None.

398 CORRESPONDENCE

NOTED that all other correspondence had been forwarded by email.

399 NEIGHBOURHOOD PLAN BUSINESS

DISCUSSED the candidates who have responded to the Thanet District Council invitation for an independent examiner to re-examine the Neighbourhood Plan Policy BSP5 (Local Green Spaces).

RESOLVED to recommend the appointment of Mr Kemmann-Lane.

Proposed Cllr. R. Binks, Seconded Cllr. J. Bayford, agreed.

DISCUSSED the continuing delay in getting the Neighbourhood Plan to referendum.

RESOLVED that the Town Council write to the Craig Mackinlay, MP for South Thanet, to register the concerns, so that he can pursue them with the Secretary of State.

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.

400 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mrs. P. Stone addressed the Committee speaking against application 20/0075/GR – Land rear of 88 and 90 Dumpton Park Drive, Broadstairs CT10 1RL.

RESOLVED that the application be dealt with as detailed below:

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

20/0075/GR Land rear of 88 and 90 Dumpton Park Drive, Broadstairs CT10 1RL
Concerns: Conflicts with the highways safety layout introduced for the Merrivale Heights estate original design. Access is located on the safety pinch point. (Unanimous)

Some Members of the Public left the meeting.

Cllr. J. Bayford left the Council Chamber and Cllr. Buckley took the chair.

In accordance with Standing Orders 3e, 3f and 3g, Kingsgate Ward Councillor, R. Bayford addressed the Committee speaking against application 20/0072/JS – Woodhatch, George Hill Road, Broadstairs CT10 3JU

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

20/0072/JS Woodhatch, George Hill Road, Broadstairs CT10 3JU
Concerns: Unacceptable departure from Neighbourhood Plan Policy BSP1 (The 'Green Wedge') and Local Plan Policy CC5 (Green Wedges). Unacceptable incursion into the Green Wedge. (Unanimous)

Cllr. R. Bayford left the meeting

Cllr. J. Bayford returned to the Council Chamber. Cllr. Buckley left the Chair and Cllr J. Bayford took up the Chair again.

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

20/0042/DF 13 Linden Avenue, Broadstairs CT10 1HR
Concerns: Overdevelopment, cramming, inadequate space for two more houses. (Unanimous)

PN/10/20/0088/JS 30 Reading Street, Broadstairs CT10 3AZ

Concerns: Insufficient information and detail and parking issues. (Unanimous)

19/1559/GR 162 Botany Road, Broadstairs CT10 3SE
Concerns: Commercial premises in a residential area and inadequate parking. (Unanimous)

OL/20/0081/DF 3 Fair Street, Broadstairs CT10 2JL
Concerns: Overdevelopment, out of keeping with street scene. (Unanimous)

- (iv) The Committee recommends **No Objection with Concerns** of the applications listed below with the following concerns/comments:

R/20/0174/GR Westwood Lodge, Poorhole Lane, Broadstairs CT10 2PP
Comment: The conditions in Appeal Decision APP/Z2260/W/16/3151686 dated 13th February 2017 must be upheld. The type, species, maturity and size of any trees to be replanted must be specified and approved. (Unanimous)

20/0024/DF 5 York Street, Broadstairs CT10 1PD
Concerns: Lack of off street parking. (Unanimous)

20/0187/JS 158 Percy Avenue, Broadstairs CT10 3LF
Concerns: Building Line. (Majority) Cllrs. Bailey and J. Bayford did not vote.

- (v) The Committee recommends **No Objection** of the applications listed below:

20/0139/RB & Osteria Posillipo, 14 Albion Street, Broadstairs CT10 1LU
L/20/0140/RB

- (iv) The Committee recommends **Approval with concerns** of the following application:

19/1734/AH 60 Stone Road, Broadstairs CT10 1EB
Concerns: Inadequate off street parking. (Unanimous)

- (vii) The Committee recommends **Approval** with of the following application:

19/1738/RB Dan Mason Suite, Pierremont Hall, Pierremont Park,
Broadstairs CT10 1JX. (Unanimous)

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

20/0027/VK 48 Northdown Road, Broadstairs CT10 2UW
20/0030/RB 17 Vicarage Road, Broadstairs CT10 2SG
20/0046/JS 28 Castle Avenue, Broadstairs CT10 1HR
20/0071/GR 165 Westwood Road, Broadstairs CT10 2NR
20/0076/DF 59 Camden Road, Broadstairs CT10 3DS
20/0082/DF Mocketts Wood Surgery, Hopeville Avenue, Broadstairs
CT10 2TR

20/0145/JS Woodham Cottage, North Foreland Avenue, Broadstairs
CT10 3QT

20/0148/JS	White Walls, Holland Close, Broadstairs CT10 3QJ
20/0149/JS	White Walls, Holland Close, Broadstairs CT10 3QJ
20/0164/VK	112 Dumpton Park Drive, Broadstairs CT10 1RL
20/0170/VK	Flagstones, Waldron Road, Broadstairs CT10 1TB
20/0183/JS	A J Ball Ltd, 62 High Street, Broadstairs CT10 1JT
20/0111/RB	Apartment 9, Castle View, Joss Gap Road, Broadstairs CT10 3PE
20/0115/VK	49 Kingsgate Avenue, Broadstairs CT10 3PE
20/0119/GR	32 Park Avenue, Broadstairs CT10 2EY
20/0247/DF	103 Kingsgate Avenue, Broadstairs CT10 3LH

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

RECEIVED the emailed report from the volunteer Tree Warden

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

TPO/20/0161/GR Westwood Lodge, Poorhole Lane, Broadstairs CT10 2PP
Concerns: Lack of Arboriculturalist Report. (Unanimous)

TPO/20/0112/JS 34 and 36 Park Avenue, Broadstairs CT10 2EY
Concerns: Loss of mature, healthy trees. (Unanimous)

TPO/20/0237/ZD 70 Fitzroy Avenue, Broadstairs CT10 3LT
Concerns: No Arboriculturalist Report and no reason for felling healthy tree (T5). (Unanimous)

- (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/20/0095/VK 11 Rugby Close, Broadstairs CT10 2XZ

TPO/20/0195/ZD 2 Northcliffe Gardens, Broadstairs CT10 3AL

TPO/20/0227/ZD 45 Selwyn Drive, Broadstairs CT10 2SW

TPO/20/0225/RB 16 Northcliffe Gardens, Broadstairs CT10 3AL

402 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

DISCUSSED the date of the May Planning Meeting, due to the change of the May Day Bank Holiday to Friday 8th May to coincide with VE Day.

AGREED to hold the May meeting on Monday 4th May at 7pm in the Council Chamber.

Next Meeting: Monday 6th April 2020 in the Council Chamber at Pierremont Hall.

Meeting closed at 9:00pm
Deputy Town Clerk