



BROADSTAIRS & ST. PETER'S
TOWN COUNCIL

NEIGHBOURHOOD PLAN SUB-COMMITTEE MINUTES

TUESDAY 17th JULY 2018

Present: Cllrs B. Bayford, J. Bayford, Binks, Dexter, D. Saunders, Peter Lorenzo, Sue Wall,
Laura Scotney
Ian Minter Consultant, Ian Minter Architects
Danielle Dunn Town Clerk

111 APOLOGIES FOR ABSENCE

None

112 DECLARATIONS OF INTEREST

None

113 MINUTES

RESOLVED to APPROVE and CHAIR to SIGN the minutes of the meeting held on 12th June 2018, agreed

114 LOCAL GREEN SPACES

DISCUSSED that the Town Clerk had been out and visited the shortlist of all Local Green Spaces, the short list was made up of all green spaces in the Broadstairs & St. Peter's Parish that had no other planning designations to protect them. The Town Clerk assessed each short-listed site to see if the site could be at risk of being developed in the future and/or if development would have a detrimental impact on the surrounding area.

The following sites were deemed to have little or minimal risk of future development pressure or if developed this would have minimal impact:

Prince Andrew Road

Linley Road

Stanley Road

RESOLVED that Prince Andrew Road, Linley Road and Stanley Road be removed from the final list of LGS.

DISCUSSED that it was also identified on the survey that the Fair Street/Royal Close and Upton Grange/Fair Street sites were actually next to each other.

RESOLVED that Fair Street/ Royal Close and Upton Grange/Fair Street be allocated as one site.

RESOLVED that the owners of each site do not need to be sent a letter inviting them to the consultation as the consultation will be undertaken in accordance with the regulations.

115 SEAFRONT CHARACTER ZONES

RESOLVED the final wording for the Seafront Character Zones be as follows:

Character Zone	Development Principles
<p><u>Category 1:</u> Viking Bay</p>	<p>1. The existing built environment will be rigorously protected, with the emphasis strongly on conservation, and no new major developments allowed.</p> <p>2. Conversions and changes of use will be discouraged where they will affect the existing physical or social fabric of the Zone, including the existing balance between residential and commercial use.</p> <p>3. Improvements to existing facilities for visitors will generally be encouraged where this can be done without detriment to the Conservation Area or to foreshore views, such as improvements to cafes and kiosks, shelters, beach huts, and toilets, and improvements to leisure activities such as yachting, crazy golf, and the like.</p> <p>Open spaces such as the Promenade, Victoria Gardens, Nuckell’s Garden and the like will be protected, and improvements encouraged where their character will be unaffected.</p>
<p><u>Category 2:</u> The areas falling into this category are the intermediate beaches at Stone Bay, Louisa Bay, and Dumpton Gap, Joss Bay, and Botany Bay.</p>	<p>1. The Bays falling within this category provide sandy beaches for bathing and beach-side activities, supported by the minimum level of facilities such that each Bay retains its natural and undeveloped character and appearance, and their value as wildlife habitats and for nature conservation is protected. Improvements to the quality of the existing facilities will generally be encouraged, but their expansion – or the introduction of new facilities – will generally be resisted.</p> <p>2. Proposals to increase the on-street or off-street parking available to each Bay will generally be resisted, to help control the number of visitors accessing the Bays at any given time. Traffic management improvements will be supported where designed to relieve pressure on residential or other adjoining areas.</p>
<p><u>Category 3:</u> The area falling within this category is Kingsgate Bay.</p>	<p>1. Because it is tidal and offers no facilities for visitors - other than a small block of eight longstanding brick-built chalets at road level - Kingsgate Bay is largely unaffected by tourism or leisure activities. The Bay is both an area of outstanding natural beauty and a haven for wildlife and biodiversity.</p> <p>2. Any form of development in the Bay or within its wider curtilage will be rigorously resisted, and this includes any further development on the west side of Kingsgate Bay Road, or on Whiteness Road.</p>

	<p>3. Historically, only the Captain Digby public house perched on the north-west cliff of Kingsgate Bay provides nearby facilities, and this should remain the case; and the current restrictions on on-street parking should continue, to encourage visitors to use other bays in categories 1 and 2, at which their attendance will be welcomed.</p> <p>4. Any sport or leisure activities in the Bay will be discouraged, including particularly group activities, not just to protect the visual character of the Bay but also to protect the animal and plant life it currently supports.</p>
<p><u>Category 4:</u> The areas falling into this category are the residential cliffside seafront areas to the east and west of Viking Bay, stretching to King George VI Memorial Park to the west, and up to and including the North Foreland Estate to the east – and incorporating primarily the Eastern and Western Esplanades.</p>	<p>1. These sections of the seafront provide predominantly residential accommodation, guest houses, and related properties. They are generally of distinctive design, built in traditional materials and often incorporating architectural features such as balconies and verandas to take advantage of sea views and sea air, and built in the 19th or early 20th centuries.</p> <p>On the Eastern Esplanade there has however been a significant loss of these buildings, and replacement by new buildings of inferior quality and/or inappropriate type, including blandly designed brick-built blocks of flats. Further loss of this traditional building stock in the areas falling within this category will be rigorously resisted, to prevent further loss of character here.</p> <p>2. Where the replacement of an existing property is proposed, applicants will be expected;- -To show that the existing property does not contribute positively to the character of the area, or that the property is obsolete and there is no possibility of upgrading and refurbishing the accommodation and the built fabric, and; -To design the replacement property to a standard that maintains or enhances the character of the area in which it is located.</p> <p>3. The seafront areas falling within this category are to remain predominantly in residential use, and the buildings are generally to be 2-3 storeys high excluding basements. New taller buildings will be resisted, and multi-storey buildings will not be allowed.</p>
<p><u>Category 5:</u> Seafront Character Zones Category 5 : Stretches of Coastline that are predominantly Undeveloped. The areas falling within this category are those running between North Foreland and Joss Bay, and Joss Bay to Whiteness.</p>	<p>1. The coastline of Thanet is a mixture of developed and undeveloped land, and a balance between these contrasting areas is essential if the coastline is to retain its existing character.</p> <p>2. Along the coastline of Broadstairs there is a danger of this balance tipping in favour of developed areas, and thus the Neighbourhood Plan seeks to protect the remaining unspoilt predominantly rural sections of the coast.</p> <p>3. Development within the undeveloped stretches of coastline between North Foreland and Joss Bay, and between Joss Bay and Whiteness will be rigorously resisted, including also development in the undeveloped areas running inland to the south-east and north-west of</p>

	<p>Elmwood Avenue and to the north-west of Convent Road, which are predominantly in agricultural and related uses, or in use as a golf course.</p> <p>4. The only exception here will be modest extensions to existing buildings where it can be shown there is a need to extend, and if the extension can be shown not to adversely affect the surrounding landscape.</p> <p>5. Measures that limit traffic flow along these short stretches of coastline will be supported, and particularly measures that seek to manage and minimise the effects of traffic flow and parking at or close to Joss Bay.</p>
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RESOLVED that the seafront character zone policy should be illustrated with a graphic map showing the character zones.

RESOLVED that it should be put on record the Town Council's appreciation of the work Ian Minter has undertaken on the design sections and Seafront Character Zones in the Neighbourhood Plan.

116 REG 14 PRE-SUBMISSION NEIGHBOURHOOD DEVELOPMENT PLAN

Members of the sub-committee had had the opportunity to read the emerging draft Neighbourhood Plan prior to the meeting. All committee members had the opportunity to make comments on its contents.

RESOLVED that the Neighbourhood Plan Sub-committee recommends to Council that the draft Reg 14 Pre-Submission Neighbourhood Development Plan be published for a 7-week public consultation.

RESOLVED that the Sub-Committee can make minor amendments to the plan, including proof reading before it is printed.

RESOLVED that the consultation period be from 30th July 2018 to 17th September 12:30pm.

DISCUSSED that the consultation procedures will follow those dictated in the Neighbourhood Planning Regulations (2011 as amended).

RESOLVED that three consultation events be held, with the following people helping at the events:

30th July 5:30-7pm Pierremont Hall: Cllr Bayford, Cllr Binks, Cllr Dexter, Town Clerk
10th September 6-8pm St. Peters Church Hall: Sue Wall, Peter Lorenzo, Town Clerk
11th September 10-12 noon Pierremont Hall: Town Clerk, Abigail Barton.

RESOLVED that it is put on record the appreciation of the Town Council for the hard-work undertaken by the Town Clerk to complete the Neighbourhood Development Plan

RECOMMEND to Council that the Neighbourhood Plan budget is increased by £400 to cover the cost of printing the Neighbourhood Plan.

DISCUSSED The potential of getting Thanet District Council to print the Neighbourhood Plan. Town Clerk to contact them for a price.

117 AOB
None

118 DATE OF NEXT MEETING
Tuesday 25th September, 9:30am

Meeting closed 10:15am