

# **PLANNING COMMITTEE MINUTES**

**MONDAY 9<sup>th</sup> May 2016**

**Present:**

Cllrs. J. Bayford, Buckley (as substitute), Dexter (Chairman), Moore (from 7.15 p.m.), D. Saunders, and Taylor-Smith.

Ex-Officio: Cllrs. Binks (Town Mayor) and Shaw (Deputy Mayor)

Acting Town Clerk: Lawrence Avory

Administrator: Christine Chappell

Members of the Public

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

**418 APOLOGIES FOR ABSENCE**

Cllr. Leys.

**419 DECLARATIONS OF INTEREST**

None declared.

**420 MINUTES**

RESOLVED to receive and approve the minutes of the meeting held on Monday 4<sup>th</sup> April 2016.

RECEIVED the confirmed minutes of the Neighbourhood Plan Sub-Committee meetings held on 3<sup>rd</sup> February 2016 and 10<sup>th</sup> March 2016 and the unconfirmed minutes of the meeting held on 13<sup>th</sup> April 2016.

**421 CORRESPONDENCE**

NOTED that all the correspondence had been circulated by email.

**422 CHAIRMAN'S REPORT**

None.

**423 NEIGHBOURHOOD PLAN BUSINESS**

Neighbourhood Plan: No Update.

NOTED that the confirmed and unconfirmed Minutes had been received.

NOTED the support being given by Thanet District Council under a service level agreement in order to facilitate the Neighbourhood Plan.

**424 PLANNING APPLICATION OL/16/0394/EF – Former British Gas Site, Northdown Road, Broadstairs**

*In accordance with Standing Order 3f Cllr. Jason Savage, St. Peter's Ward Town Councillor, addressed the committee speaking against application OL/16/0394/EF - Former British Gas Site, Northdown Road, Broadstairs*

Cllr Moore arrived at the meeting at 7.15 p.m. and declared an interest as he lives in the immediate area opposite the new proposed road scheme.

**RESOLVED** that application be dealt with as detailed below:

The Committee recommends **refusal** of the application listed below **with the following concern(s)**:

OL/16/0394/EF            Former British Gas Site, Northdown Road, Broadstairs  
Concerns: Incursion into the Green Wedge in contravention of the Local Plan; cataclysmic highways concerns; housing density; \*lack of stand-alone nature of project; hazard and disruption to an already overdeveloped area; site not allocated for development in Local Plan or draft Local Plan; increase in pollution in Hopeville Avenue and detrimental effect of village tourism and well-being of residents.  
\*The decontamination of the old gasworks is only cost effective when offset by the profit generated by building the housing on the 'Green Wedge'. (Unanimous)

#### **425 PLANNING APPLICATIONS**

*In accordance with Standing Order 3f Mr Hutchings addressed the committee speaking against application 16/0555/DS – 18 Hildersham Close, Broadstairs CT10 2XD.*

**RESOLVED** that applications be dealt with as detailed below:

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

16/0555/DS            18 Hildersham Close, Broadstairs CT10 2XD  
Concerns: Unacceptable terracing effect; neighbours loss of light; loss of amenities; overbearing on number 19; detrimental to the street scene; detrimental to the pattern of surrounding development and the character and appearance of the area contrary to policy D1 of the Local Plan. (Unanimous)

L/16/0378/JS            Neptunes Hall, 1-5 Harbour Street, Broadstairs CT10 1ET  
Concerns: Internal alterations to a Listed Building; loss of historical interest with regard to existing interior. (Unanimous)

16/0425/JS            75 St. Georges Road, Broadstairs CT10 1NS  
Concerns: Non receipt of documentation; documents not on Planning Portal. (Unanimous)

(ii) The Committee recommends **No objection with concern** of the applications listed below **with the following concern(s)**:

16/0424/GR            Sheridans, Cliff Road, Broadstairs CT10 3QZ  
Concerns: Proximity to cliff edge; outdated erosion reports; decaying or non-existent sea defences. (Unanimous)

- 16/0428/JS                      156 High Street, Broadstairs CT10 1JB  
Concerns: Two micro pubs will be situated side by side in the High Street. (Majority)
- (iii) The Committee recommends **Approval with concern** of the application listed below **with the following concern(s)**:
- 16/0403/DF                      Dumpton Farm House, Ramsgate Road, Broadstairs CT10 2EJ  
Concerns: Not to be used for residential purposes.  
(Unanimous)
- (iv) The Committee recommends **No Objection** of the applications listed below:  
(Unanimous)
- 16/0452/GR                      11 Charlotte Street, Broadstairs CT10 1LR  
16/0476/EF                      24 Rosemary Gardens, Broadstairs CT10 2ET
- (v) **No Comment** was made on the following applications: (Unanimous)
- 16/0384/DF                      Krushe, North Foreland Avenue, Broadstairs CT10 3QT  
A/16/0402/JS                      22 Church Street, Broadstairs CT10 2TT  
16/0411/DF                      114 Botany Road, Broadstairs CT10 3SE  
16/0426/DF                      31 The Maples, Broadstairs CT10 2PE  
16/0445/GR                      Land adjacent to 3The Drive, Callis Court Road, Broadstairs  
CT10 3AN  
16/0436/JS                      10 Wilkes Road, Broadstairs CT10 2HL  
16/0451/DS                      Fern Court, 20 Nelson Place, Broadstairs CT10 1HQ  
16/0116/DF                      4 Chandos Square, Broadstairs CT10 1QW  
16/0257/JS                      10 Convent Road, Broadstairs CT10 3BE  
16/0444/GR                      5 Prospect Place, Broadstairs CT10 1LE  
16/0450/DS                      22 Fair Street, Broadstairs CT10 2JL  
L/16/0453/DF                      North Foreland Lighthouse, North Foreland Road, Broadstairs  
16/0464/DS                      7 Percy Road, Broadstairs CT10 2BJ  
16/0430/DS                      2 Alderney Gardens, Broadstairs CT10 2TN  
16/0454/JS                      Flat 1, 9 Chandos Square, Broadstairs CT10 1QN  
16/0458/DS                      88 Northwood Road, Broadstairs CT10 2NH  
16/0474/DS                      12 Caroline Crescent, Broadstairs CT10 2XB  
16/0507/DF                      46 St. Mildreds Avenue, Broadstairs CT10 2BX  
16/0535/DF                      37 Botany Road, Broadstairs CT10 3RZ  
16/0513/DS                      37 Grafton Road, Broadstairs CT10 3DW  
16/0536/GR                      7 Grange Road, Broadstairs CT10 3EP  
16/0553/GR                      Land adjacent 56 Stone Road, Broadstairs CT10 1DZ  
16/0581/GR                      The Viking Guest House, West Cliff Avenue, Broadstairs CT10  
1QA

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

- (i) **Resolved** unanimously that 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/TH/16/0416/DF	38 Selwyn Drive, Broadstairs CT10 2SZ
TPO/TH/16/0641/DF	22 Whiteness Green, Broadstairs CT10 3JS
TPO/TH/16/0234/DF	11 Crow Hill, Broadstairs CT10 1HN
TPO/TH/16/0491/DF	10 Northcliffe Gardens, Broadstairs CT10 3AL
TPO/TH/16/0435/DF	4 Hamilton Close, Bishops Avenue, Broadstairs CT10 1AE
TPO/TH/16/0572/DF	Selwyn Court, 62 St. Peter's Road, Broadstairs CT10 2SR
TPO/TH/16/0565/DF	1 The Hawthorns, Broadstairs CT10 2NG
TPO/TH/ 16/0490/DF	St. Peter's Memorial Hall, High Street, St. Peter's CT10 2TH

#### **427 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

NOTED that a site visit is taking place on Friday 13<sup>th</sup> May 2016 at 9.30 a.m. at Land adjacent Holy Trinity School, 99 Dumpton Park Drive, Broadstairs in respect of application OL/15/0956. All Councillors are welcome to attend.

Next Meeting: Monday 13<sup>th</sup> June in the Council Chamber at 7.00 p.m.

Meeting closed at 8.20 p.m.  
Administrator