

**PLANNING COMMITTEE
MINUTES**

MONDAY 3rd October 2016

Present:

Cllrs. J. Bayford, Binks (Chairman) and Moore
Ex-Officio: Cllr. Taylor-Smith (Deputy Town Mayor)
Acting Town Clerk: Eileen Richford
Members of the Public

Minutes marked * require a resolution from the Town Council

168 APOLOGIES FOR ABSENCE

Cllrs. Buckley, Dexter, D. Saunders and Shaw.

169 DECLARATIONS OF INTEREST

Cllr. Moore declared a non-pecuniary interest in application 16/1191/RB – 35 Albion, Street, Broadstairs CT10 1LU as a family member is the owner of an adjoining site/development next door to this address and application.

170 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 5th September 2016.

DEFERRED RECEIVING the unconfirmed Minutes of the Neighbourhood Planning Sub-Committee meeting held on Wednesday 21st September 2016 as they are not yet finalised for distribution.

171 CORRESPONDENCE

NOTED that all the correspondence had been circulated by email.

172 CHAIRMAN'S REPORT

None.

173 NEIGHBOURHOOD PLAN BUSINESS

Item deferred to next meeting.

174 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g:

Mr Ryall addressed the Committee speaking against applications 16/1173/JS and 16/1279/JS – 20 Queens Road, Broadstairs CT10 1NU

And

Mr Suchak addressed the Committee speaking against application 16/1232/IW – Mizuri, Norman Road, Broadstairs CT10 3BZ

RESOLVED that applications be dealt with as detailed below:

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

16/1232/IW Mizuri, Norman Road, Broadstairs CT10 3BZ
Concerns: Rear garden cramming; overdevelopment; overlooking; detrimental impact on neighbours; loss of amenities; loss of light; out of character with surrounding development; overbearing; too close to boundary fencing; poor elevation design; no provision for vehicle access and loss of pedestrian access through route to park.
(Unanimous)

16/1173/JS 20 Queens Road, Broadstairs CT10 1NU
Concerns: The development is considered to be overdevelopment of the existing footprint, overbearing in size, right to light issues for neighbouring properties, overlooking especially from the proposed roof terrace and concerns in relation to parking. It was noted that there were no KCC Highways comments in relation to the rear of property parking and also lack of information regarding potential noise from the proposed music room.
(Unanimous)

The Members of the Public left the meeting.

16/1279/JS 20 Queens Road, Broadstairs CT10 1NU
Concerns: The Town Council expresses its concerns that alterations have been made which are detrimental to the street scene and the preference would be to have the tiles reinstated.
(Unanimous)

16/1037/RB 51 Carlton Avenue, Broadstairs CT10 1AQ
Concerns: Issue with overlooking and need for it to be obscured and inadequate documentation provided which does not reflect the true existing building.
(Unanimous)

16/1116/JS 55 Dumpton Park Drive, Broadstairs CT10 1RH
Concerns: The development is considered to be out of character both in scale and mass, overbearing and too big for the plot, out of keeping with the street scene overlooking of neighbouring properties, no garage facilities.
(Unanimous)

16/1182/GR Costa Coffee, 2 Albion Street, Broadstairs CT10 1LT
Concerns: The development is considered to have a detrimental effect on the conservation area and a particularly import vista giving a major view down the High Street to the sea.
(Unanimous)

16/1223/GR 128 Westwood Road, Broadstairs CT10 2BP
Concerns: Until adequate plans have been received which include detailed measurements and KCC comments.
(Unanimous)

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

16/1150/DF 147 Botany Road, Broadstairs CT10 3SB (Unanimous)

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

16/1175/GR 36 Church Street, Broadstairs CT10 2TT
Concerns: The roof shape; Conservation Officer advice is sought. (Unanimous)

16/1231/DF 12 Hildersham Close, Broadstairs CT10 2XD
Concerns: Whether the room is of a habitable size as measurements are not indicated on the plans.
(Unanimous)

16/1245/JS 12 Percy Road, Broadstairs CT10 2BJ
Concerns: The aesthetic look of the roof.
(Unanimous)

(iv) **No Comment** was made on the following applications: (Unanimous)

16/1026/DF 23 Rumfields Road, Broadstairs CT10 2PJ
16/1192/EF 154 Westwood Road, Broadstairs CT10 2NY
16/1191/RB 35 Albion Street, Broadstairs CT10 1LU
16/1210/DF 34 Stone Road, Broadstairs CT10 1DZ
16/1242/RB 32 Radley Close, Broadstairs CT10 1BT
16/1190/DF 22 Linden Avenue, Broadstairs CT10 1HR
16/1226/DF 152 Ramsgate Road, Broadstairs CT10 2EP
16/1235/DF 22 Lanthorne Road, Broadstairs CT10 3LZ
16/1244/RB Fordyce, North Foreland Avenue, Broadstairs CT10 3QR
16/1261/RB Carpetright, Unit 4B, East Kent Retail Park, Westwood Road
Broadstairs CT10 2RQ
16/1259/DF 95 Percy Avenue, Broadstairs CT10 3LD
16/1295/GR 102 Park Avenue, Broadstairs CT10 2EZ
16/1310/DF 99 Percy Avenue, Broadstairs CT10 3LD
16/1314/JS 69 Dumpton Park Drive, Broadstairs Ct10 1RH

175 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.

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| TPO/TH/16/1139 | 7 Harrowdene Broadstairs CT10 2UY |
| TPO/TH/16/1183 | 76 Stone Road, Broadstairs CT10 1EF |
| TPO/TH/16/1301 | Wellesley School, 114 Ramsgate Road, Broadstairs CT10 2DG |
| TPO/16/1267 | 43 Selwyn Drive, Broadstairs CT10 2SW |
| TCA/TH/16/1283 | Northcliffe Reading Street, Broadstairs CT10 3AX |
| TPO/TH/16/1246 | 5 Fitzroy Avenue, Broadstairs CT10 3LS |
| TPO/TH/16/1307 | Woodlands, Fair Street, Broadstairs CT10 2JP |
| TPO/TH/16/0785 | 11 Harrowdene, Broadstairs CT10 2XF |
| TPO/TH/16/1302 | 47 Albion Road, Broadstairs CT10 2UP |

176 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

An item to look at protecting vistas to be placed on the agenda.

Next Meeting is Monday 7th November 2016.

Meeting closed at 8.30p.m.
Acting Town Clerk