

**PLANNING COMMITTEE  
MINUTES**

**MONDAY 7<sup>TH</sup> NOVEMBER 2016**

Present: Cllrs. J Bayford, Binks, Buckley, Dexter (Chairman), Moore, D Saunders, and M. Saunders (substitute for Cllr Taylor-Smith).

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

**192 APOLOGIES for ABSENCE:**

Cllr. Shaw and Taylor-Smith

**193 DECLARATIONS of INTEREST**

Cllr Binks declared a non-pecuniary interest in Item 7 Planning Applications; Application TPO/TH/16/1304 – applicant is a neighbour.

**194 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on 3rd October 2016.

RESOLVED to RECEIVE the confirmed minutes of the meeting of the Neighbourhood Planning Sub-Committee held on 21st September 2016.

**195 CORRESPONDENCE**

There was no correspondence to consider.

**196 CHAIRMAN'S REPORT**

The Chairman extended his thanks to Cllrs Binks and D Saunders for covering the role of Chairman of the Committee during his absence.

**197 PLANNING APPLICATIONS**

RESOLVED that applications be dealt with as detailed below;

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

16/1120/DF Land between 89 and 91 Gladstone Road, Broadstairs, CT10 2JA  
Concerns: Over development, cramming, detrimental to street scene, traffic/highways concerns.

16/1193/EF Block D, East Northdown Nursery and Business Centre,  
George Hill Road, Margate, CT10 3BJ  
Concerns: Too close to adjoining properties, poor design, overbearing, increase in traffic and pollution, loss of privacy, increased noise, information missing from plans.

- 16/1258/DF 5 Tina Gardens, Broadstairs, CT101BJ  
Concerns: Considered to be detrimental to the street scene; no boundary clearance, extends to front of the property causing a terracing effect.
- 16/1329/GR Land rear of Cleveland House, 20-22 Granville Road, Broadstairs, CT10 1QB  
Concerns: Considered to be back garden development, overdevelopment, cramming on a comparatively small site with access/highways issues.
- 16/1274/GR 9 Kings Avenue, Broadstairs, CT10 2DJ  
Concerns: Poor elevation design, out of keeping with surroundings, detrimental to the street scene and overlooking. Cross section plans required to give more detail.
- 16/1362/DF 151 Westwood Road, Broadstairs, CT10 2NR  
Concerns: Unable to consider application due to lack of information/plans not accessible.
- OL/16/1430/AH 132 Westwood Road, Broadstairs, CT10 2PB  
Concerns: Insufficient room for this development causing overdevelopment and cramming. Needs a more detailed application.
- 16/1365/JS 65 Stone Road, Broadstairs, CT10 1EB  
Concerns: Lack of distinct drawings does not allow consideration of this application.
- 16/1349/JS 17 Lindenthorpe Road, Broadstairs, CT10 1BG  
Concerns: This application is considered to be a new build and not a change of use.

(ii) The Committee raises **No Objection** to the applications listed below: (All Unanimous)

- 16/1324/GR Land rear of 37 Stanley Road, Broadstairs, CT10 1DA  
16/1355/RB 7 Nelson Place, Broadstairs, CT10 1HQ  
16/1379/RB 14 Eastern Esplanade, Broadstairs, CT10 1DR

(iii) The Committee raises **No Objection** to the applications listed below **with the following concerns**: (All Unanimous)

- 16/1357/RB 72 Northwood Road, Broadstairs, CT10 2NH  
Concerns: Overlooking due to being two floors.
- 16/1364/GR 58 Stone Road, Broadstairs, CT10 1DZ  
Concerns: Overlooking from roof terrace. Loss of neighbour privacy. Suggest obscure glass along terrace where neighbour is affected.

16/1391/AH 71 Gladstone Road, Broadstairs, CT10 2JA  
Concerns: Condition should be placed on windows with regards to overlooking. Roof lights need to be 1.57m or obscured glass used. There should be a Highways report due to additional vehicles as the development is within the town centre area.

16/1428/AH 10 Dundonald Road, Broadstairs, CT10 1PE  
Concerns: The development is built over a factory so noise and fire precautions will need to be adhered to. Highways comments are needed in relation to restricted parking. The application form cannot be located on the TDC Planning Portal and plans are incorrectly labelled.

16/1429/JS Co-Operative Pioneer Store, Hopeville Avenue, Broadstairs, CT10 2TR  
Concerns: Noise pollution; machinery should be screened and in keeping with the Conservation Area and have Conservation Officer approval.

16/1474/AH Rose Inn, 13 Albion Street, Broadstairs, CT10 1LU  
Concerns: Conservation Officer approval should be sought. Did the applicant have approval for the boundary wall? A curved wall would have been preferred. Concerned about the reduction in sight line from the road.

16/1341/DF CTE Garage Block adjacent to 1 Norman Road, Broadstairs, CT10 3HE  
Concerns: The buildings appear to have been brought forward over the footpath/crossover and the porch canopies also appear to be overhanging the carriageway.

(iv) The Committee raises **Objection** to the applications listed below **with the following concerns:** (All Unanimous)

16/1398/RB 4 Rhodes Gardens, Broadstairs, CT10 1BP  
Concerns: The dormer window is considered to be overbearing. Condition should be placed on the rear windows high level or obscured glass.

(v) **No comment** was made on the following applications:(All Unanimous)

16/0944/JS 5 Freda Close, Broadstairs, CT10 2ED  
16/1343/DF 14 Beacon Road, Broadstairs, CT10 3DF

A/16/1350/RB Unit B3, East Kent Retail Park, Westwood Road, Broadstairs, CT10 2RQ

16/1366/JS 3 Elmwood Park, Broadstairs, CT10 3AP

16/1327/JS Garages Adjacent, 34 Prince Andrew, Broadstairs, CT10 3HE

16/1328/DF Garage Block, Prince Andrew Road, Broadstairs, CT10 3HE

16/1352/LH 33 Selwyn Drive, Broadstairs, CT10 2SW

16/1403/EF 59 Camden Road, Broadstairs, CT10 3DS

DM/16/1453/JS 20 Queens Road, Broadstairs, CT10 1NU

16/0689/DF 39 Beech Drive, Broadstairs, CT10 2LL  
16/1438/DF 34 Upton Road, Broadstairs, CT10 2AS  
16/1449/JS 33 Holm Oak Gardens, Broadstairs, CT10 2JF  
16/1462/GR Little Barn, Callis Court Road, Broadstairs, CT10 3AG  
KCC/TH/0268/2016 Stone Bay School, 70 Stone Road, Broadstairs, CT10 1EB  
A/16/1292/RB ScS, Unit 2, Westwood Retail Park, Westwood Road,  
Broadstairs, CT10 2PT  
16/1322/LH 15 16 The Broadway, Broadstairs, CT10 2AD  
16/1333/DF 21 Selwyn Drive, Broadstairs, CT10 2SW

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

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

- TPO/TH/16/1304 1 Northcliffe Gardens, Broadstairs, CT10 3AL  
Concerns: Lack of Arboriculture Officer report on diseased tree.  
Cllr Binks abstained.
- TPO/TH/16/1393 2 Bradstowe House, 21 St Peter's Road, Broadstairs, CT10 2AP  
Concerns: Tree/s neither diseased nor causing damage to the property and are considered to be of amenity value.  
(Unanimous)

**No comment** was made on the following applications: (All Unanimous)

TPO/TH/1402 2 The Lodge, Salts Drive, Broadstairs, CT10 2SY  
TPO/TH/16/1457 54 Park Avenue, Broadstairs, CT10 2EY  
TPO/TH/16/1433 74A Kingsgate Avenue, Broadstairs, CT10 3LW  
TPO/TH/16/1505 35 Luton Avenue, Broadstairs, CT10 2DH  
TPO/TH/16/1372 55 Lanthorne Road, Broadstairs, CT10 3NA  
TPO/TH/16/1384 6 Crown Cottages, Pearsons Way, Broadstairs, CT10 3JE  
TPO/TH/1298 7 Upton Grange, Broadstairs, CT10 2NS  
TPO/TH/16/1389 36 Cherry Gardens, Broadstairs, CT10 2NE  
TPO/TH/16/1378 22A Fitzroy Avenue, Broadstairs, CT10 3LS

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

Letter to be sent to TDC Officer, Iain Livingstone raising concerns over information on the Planning Portal; more diligence needed when inputting; portal is slow and complicated; documents are not clearly and accurately identified. (Unanimous)

Meeting Closed at 8.50p.m.  
Acting Town Clerk