

**PLANNING COMMITTEE
MINUTES**

MONDAY 5th December 2016

Present: Cllrs. J Bayford, Binks, Buckley, Dexter (Chairman), Matterface (substitute for Cllr. Taylor-Smith), M. Saunders (substitute for Cllr. D. Saunders)
Ex-Officio - Cllr. Shaw
Planning Clerk: Christine Chappell
Members of the Public

Minutes marked * require a resolution from the Town Council

232 APOLOGIES for ABSENCE:

Cllrs. Moore, D. Saunders and Taylor-Smith.

233 DECLARATIONS of INTEREST

Cllr. Matterface declared a non-pecuniary interest in Item 7 Planning Applications; Amended Application 16/0924/EF - Land formerly used as Club Union Convalescent Home, Reading Street, Broadstairs CT10 3AX as she is Secretary of the Club Union Action Committee.

234 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on 7th November 2016.

RESOLVED to RECEIVE the unconfirmed minutes of the meeting of the Neighbourhood Planning Sub-Committee held on 3rd November 2016.

235 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email.

236 CHAIRMAN'S REPORT

None.

237 NEIGHBOURHOOD PLAN BUSINESS

NOTED that next meeting will be arranged in the New Year, once the new Town Clerk is in post.

238 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr Theoff addressed the committee speaking against amended application 16/0924/EF - Land formerly used as Club Union Convalescent Home, Reading Street, Broadstairs CT10 3AX.

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)

16/0924/EF (Amended) Land formerly used as Club Union Convalescent Home, Reading Street, Broadstairs CT10 3AX.

Concerns: Over-development (Density of units too high), Overlooking, Highway safety issues (Existing road system is considered to be inadequate), Detrimental impact on the adjacent Conservation Area.

Cllr. Matterface abstained.

NOTED that a supporting statement explaining in detail the reasons for refusal will accompany the Town Council letter to Thanet District Council, Planning Applications Team.

16/1507/AH Land adjacent 47 St. Peter's Road, Broadstairs CT10 2AP

Concerns: Overdevelopment, in front of natural building line, poor design and traffic concerns.

OL/16/1527/AH 11 and 15 Lawn Road, Broadstairs CT10 1AA

Concerns: Overdevelopment and overlooking.

16/1552/RB 87 Gladstone Road, Broadstairs CT10 2JA

Concerns: Overdevelopment, overlooking from rear balconies.

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

16/1427/RB 5 Seafield Road, Broadstairs CT10 2DD

16/1545/DF 33 Linden Avenue, Broadstairs CT10 1HR

16/1332/DF 76 Stanley Road, Broadstairs CT10 1BN

16/1571/EF Garage Block, 34-36 St. Peter's Road, Broadstairs

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

16/1311/EF Port Regis Nursing Home, Convent Road, Broadstairs CT10 3PR

Concerns: Road safety at entrance and exit junction.

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

16/0609/JS 11 Dalmaney Close, Broadstairs CT10 1HS

16/1331/AH Land rear of 1 to 7 Coronation Close, Broadstairs CT10 3DL

16/1461/AH Unit 2 and 3, Pyramid Business Park, Poorhole Lane, Broadstairs CT10 2PT

16/1464/DF Juniper House, North Foreland Avenue, Broadstairs CT10 3QR

16/1523/ZD 9 Park Avenue, Broadstairs CT10 2YL

A/16/1525/RB Majestic Wine, Margate Road, Broadstairs CT10 2PR

16/1524/RB Majestic Wine, Margate Road, Broadstairs CT10 2PR

A/16/1535/RB 94 High Street, Broadstairs CT10 1JB

16/1554/JS 73 Bromstone Road, Broadstairs CT10 2HX

16/1239/GR Land adjacent 61 Northdown Road, Broadstairs CT10 2UW
16/1254/DF 32 Church Street, Broadstairs CT10 2TT
16/1445/GR 22 Callis Court Road, Broadstairs CT10 3AF
16/1479/RB 54 High Street, Broadstairs CT10 1JT
16/1532/DF 2 Ellington Way, Broadstairs CT10 1FG
16/1560/ZD Berachah, First Avenue, Broadstairs CT10 3LP
16/1563/DF 9 The Paddocks, Broadstairs CT10 3AJ
16/1569/RB 42 Kings Avenue, Broadstairs CT10 1DN
16/1599/JS 18 Harrowdene, Broadstairs CT10 2XF

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

NOTED that all tree 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.

The Committee recommends **No Objection** of the applications listed below: (All Unanimous)

TPO/16/1469/RB Bradstow School, 34 Dumpton Park Drive, Broadstairs CT10 1BY
Comment: Sycamore requires rebalancing after removal of 6 limbs on one side.

TPO/16/1528/JS 104 Bromstone Road, Broadstairs CT10 1AA

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

TCA/TH/16/1504 Harbour Rise, Pier Approach, Broadstairs CT10 1TY
TPO/TH/16/1511 9 Sanctuary Close, Broadstairs CT10 2XH
TPO/16/1501/ZD 104 Bromstone Road, Broadstairs CT10 2HX

240 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

NOTED that Planning Clerk would now include amendments on weekly planning lists.

Date of next meeting Monday 9th January 2017.

Meeting Closed at 8.50p.m.
Acting Town Clerk