



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 4th SEPTEMBER 2017

Present: Cllrs. J. Bayford, Binks, Buckley, Dexter (Chairman), Hayton (Substitute for Cllr. Taylor-Smith), Matterface (Substitute for Cllr. Leys) and Moore.
Ex-Officio: Cllr. Shaw (Mayor)
Planning Clerk: Christine Chappell
Members of the Public

Minutes marked * require a resolution from the Town Council

144 APOLOGIES for ABSENCE

Cllrs. Taylor-Smith and Leys

145 DECLARATIONS of INTEREST

Cllr. Moore declared a pecuniary interest in Agenda Item 8 – Planning Application 17/0958/EF – 25 Osborne Road, Broadstairs CT10 2AF.

146 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 31st July 2017.

147 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email and there was no further correspondence to consider.

148 CHAIRMAN'S REPORT

NOTED that the agenda running order be amended so that item no. 7 would be considered after items 8 and 9.

NOTED that Vattenfall hope to attend the Planning meeting on 6th November to present and discuss their proposed extension to the Thanet Offshore Wind Farm.

149 NEIGHBOURHOOD PLAN BUSINESS

NOTED that the Neighbourhood Development Plan (NDP) Issues and Options Report Public Consultation is continuing until Friday 22nd September.

NOTED the Town Clerk's report on the volume of completed short surveys and full consultation responses following the first two Consultation Events.

NOTED the dates, times and venues for the remaining Consultation Events and that Committee support is welcome at them.

150 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mrs E. Wills addressed the committee speaking against application 17/00958/EF – 25 Osborne Road, Broadstairs CT10 2AF.

In accordance with Standing Order 3e, correspondence from the applicant's agent, Mr M. Staples, in support of application 17/0958/EF – 25 Osborne Road, Broadstairs CT10 2AF, was read out by the Chairman.

RESOLVED that application be dealt with as detailed below:

- (i) The Committee recommends **Refusal** of the application listed below with the following concerns:

17/0958/EF 25 Osborne Road, Broadstairs CT10 2AF
Comment: Overdevelopment, traffic, parking, out of keeping with street scene, insufficient on-site parking spaces for this specific location and size of development, not in keeping with surrounding neighbouring development, overlooking, town cramming, poor design, development too high, increase in traffic, increase in pollution and the possible need for a pedestrian crossing on the south side of Manor Road.
(Majority)

The Members of the Public attending regarding this application left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Mrs S. Smith, Mrs M. Watts and Mrs V. Woodin all addressed the committee separately speaking against application R/17/1144/EF – Land adjacent Holy Trinity School, 99 Dumpton Park Drive, Broadstairs CT10 1RR.

- (ii) The Committee recommends **Refusal** of the application listed below with the following concerns:

R/17/1144/EF Land adjacent Holy Trinity School, 99 Dumpton Park Drive, Broadstairs CT10 1RR
Comment: Urgently need the land for the heavily over-subscribed school to expand. Present demand for classroom spaces confirmed by the school. Greater necessity for education than housing.
This should be a new application due to changes in the style of houses.
(Unanimous)

The rest of the Members of the Public left the meeting.

RESOLVED that applications be dealt with as detailed below;

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

- OL/17/0787/AH Land at 11 and 15 Lawn Road, Broadstairs CT10 1AA
Comment: Increase in traffic, development too high, overdevelopment, lack of capacity through main drains.
(Unanimous)
- 17/1076/EF Unit 8E and Unit 10, East Northdown Business Centre, Margate CT9 3TS
Comment: Change of materials, inappropriate steel cladding.
(Unanimous)
- 17/0986/GR AMENDMENT Land adj. 1 Albert Road, Broadstairs CT10 3HY
Comment: Too high, overdevelopment, overshadowing, neighbours' loss of light, neighbours' loss of privacy, overlooking, poor design and the detrimental impact on the residential amenities of nos. 52, 54, and 56 Whitfield Avenue.
(Unanimous)
- 17/1168/GR 62 Albion Street, Broadstairs CT10 1NF
Comment: Fully support Conservation Officer's comments. The wall should be put back.
- 17/0792/GR AMENDMENT 3 Carlton Avenue, Broadstairs CT10 1AB
Comment: close to adjoining properties, development too high, inadequate parking facilities, overdevelopment, overlooking from balcony and no doorstep play space.
(Unanimous)

(iv) **No comment** was made on all other applications on the weekly lists: (All Unanimous)

- 17/1023/JS 8 Dundonald Road, Broadstairs CT10 3NN
17/1032/JS 46 Linden Avenue, Broadstairs CT10 1HR
17/1074/HJ 9 Yew Tree Close, Broadstairs CT10 2LR
17/1099/HJ 140 Rumfields Road, Broadstairs CT10 2PG
17/1117/GR 22 Callis Court Road, Broadstairs CT10 3AF
17/0572/GR Green Lawns, 16 Sowell Street, Broadstairs CT10 2AU
Amendment
17/1058/HJ Wickes Building Supplies Ltd, 1 Broadstairs Retail Park, Margate Road, Broadstairs CT10 2QW
17/1091/GR 18 Northdown Hill, Broadstairs CT10 3JH
17/1135/DF 5 Balliol Road, Broadstairs CT10 3EH
17/1142/DF 7 Lauriston Mount, Broadstairs CT10 1AS

17/1111/GR Land rear of 163 Westwood Road, Broadstairs CT10 2NR
 17/1136/GR 119 Percy Avenue, Broadstairs CT10 3LE
 17/1148/JS 48 Kingsgate Avenue, Broadstairs CT10 3QP
 17/1165/ZD 16 Convent Garden, Broadstairs CT10 3BE
 A/17/1106/RB Phones 4 You, 9 The Link, Broadstairs CT10 2FF
 A/17/1118/LH Wickes Building Supplies Ltd, 1 Broadstairs Retail Park,
 Margate Road, Broadstairs CT10 2QW
 17/1157/GR 21 Queens Road, Broadstairs CT10 1NU
 17/1185/HJ 4 Beacon Road, Broadstairs CT10 3DD
 17/1206/RS 7 Percy Road, Broadstairs CT10 2BJ
 17/1209/EF East Kent College, Ramsgate Road, Broadstairs CT10 1PN
 L/17/1210/EF East Kent College, Ramsgate Road, Broadstairs CT10 1PN
 17/1230/LH 7 Park Avenue, Broadstairs CT10 2EX

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

(i) RESOLVED that the following application be recommended as follows:

TPO/17/1241/ZD 10 The Hawthorns, Broadstairs CT10 2NG
 Comment: REFUSAL of the felling of the good specimen.
 APPROVE the felling of the poor specimen.
 (Unanimous)

(ii) RESOLVED unanimously that the standard response should be sent in to all tree applications on the weekly lists (standard response and applications set out below)

"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/17/1082/RB	42 Luton Avenue, Broadstairs CT10 2DH
TPO/17/1152/DF	29 Sowell Street, Broadstairs CT10 2AU
TPO/17/1155/ZD	15 The Paddocks, Broadstairs CT10 3AJ
TPO/17/1156/RB	68 Kingsgate Avenue, Broadstairs CT10 3LW
TPO/17/1160/DF	25 York Street, Broadstairs CT10 1PB
TPO/17/1184/ZD	104 Bromstone Road, Broadstairs CT10 2HX
TPO/17/1194/ZD	Tait House, 20 Lanthorne Road, Broadstairs CT10 3LZ

152 THANET DISTRICT COUNCIL PLANNING OFFICER COMMENTS

RESOLVED that there was no longer a need to obtain Thanet District Council Planning Officer comments on reserved applications.
(Majority)

153 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

NOTED that that the appeal in respect of 16/0924/EF - Land formerly used as Club Union Convalescent Home, Reading Street, Broadstairs CT10 3AX has been dismissed by the Planning Inspectorate.

Next Meeting: Monday 2nd October at 7pm.

Meeting Closed at 8.45p.m.
Planning Clerk