



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 11<sup>th</sup> JUNE 2018**

Present: Cllrs. J. Bayford, Binks, Dexter, Matterface (Substitute), M. Saunders  
Ex-Officio: Cllr. Moore (Mayor)  
Deputy Town Clerk: Christine Chappell

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

### **56 ELECTION OF CHAIRMAN AND VICE CHAIRMAN**

RESOLVED to elect Cllr. Dexter as the Chairman for the 2018-2019 Civic Year  
RESOLVED to elect Cllr. J Bayford as the Vice Chairman for the 2018-2019 Civic Year

### **57 APOLOGIES for ABSENCE**

Cllrs. Buckley, Leys and Shaw

### **58 DECLARATIONS of INTEREST**

None declared.

### **59 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 30<sup>th</sup> April 2018.

RESOLVED to receive the unconfirmed minutes of the Neighbourhood Planning Sub-Committee Meeting held on Tuesday 15<sup>th</sup> May 2018.

### **60 CORRESPONDENCE**

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

### **61 CHAIRMAN'S REPORT**

None.

### **62 NEIGHBOURHOOD PLAN BUSINESS**

Cllr. Dexter gave an update on the progress of the Neighbourhood Plan (NP).  
Deputy Town Clerk to forward all Committee Members, by email, the Google Docs. link to the emerging draft of the NP as feedback is required prior to Full Council meeting on 23<sup>rd</sup> July 2018.

### **63 PLANNING APPLICATIONS**

RESOLVED that applications be dealt with as detailed below;

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

R/18/0499/AH AMENDMENT	Land adj. to Clifftop, North Foreland Avenue, Broadstairs CT10 3QT Concerns: On further examination of the evidence and concerns raised by the local community: poor design, out of keeping in an area of High Townscape Value, loss of natural environment and loss of trees. (Unanimous)
18/0592/EF	Land to the rear of 9 Wellesley Close, Broadstairs CT10 2HH Concerns: Back garden development and access through Bridleway TB 25A, KT15646. (Unanimous)
18/0572/EF	Land adj. 5 Prospect Place, Broadstairs CT10 1LE Concerns: Overdevelopment, out of character with pattern of surrounding development, parking, access, overlooking, loss of privacy and proposed development will overshadow existing properties. (Unanimous)
18/0755/DF	30A Reading Street, Broadstairs CT10 3AZ Concerns: Loss of off street parking, impact on Conservation Area, poor front elevation design and any development must be subject to the Conservation Area Officer's approval. (Unanimous)

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

R/18/0710/AH	Plot 11, Land adj. to Clifftop, North Foreland Avenue, Broadstairs CT10 3QT Concerns: Rear balconies, overlooking and loss of privacy. Balconies require obscure panels to the sides. (Unanimous)
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- (iii) The Committee recommends **No Objection** of the applications listed below:

18/0628/EF & L/18/0629/EF R/18/0706/AH	21 Stone Road, Broadstairs CT10 1DZ Plot 2 Land adj. Redriff, North Foreland Avenue, Broadstairs CT10 3QT
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- (iv) **No comment** was made on all other applications on the weekly lists: (All Unanimous)

18/0443/ZD AMENDMENT 18/0541/DF A/18/0554/RB	59 Dumpton Park Drive, Broadstairs CT10 1RH 78 Hugin Avenue, Broadstairs Ct10 3HN Matalan, Unit A1 to 3, East Kent Retail Park
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Westwood Road, Broadstairs

18/0565/GR	148-150 High Street, Broadstairs CT10 1JB
18/0585/JS	1 Cherry Gardens, Broadstairs CT10 2NE
L/18/0590/GR	Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
L/18/0603/GR	Former Citizens Advice Bureau, Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
18/0500/DF	Fairacre, Thanet Place Gardens, Broadstairs CT10 1EE
18/0604/EF	9 Western Esplanade, Broadstairs CT10 1TG
18/0618/JS	117 High Street, Broadstairs CT10 1NQ
18/0495/AH	71 Gladstone Road, Broadstairs CT10 2JA
18/0620/ZD	213 Beacon Road, Broadstairs CT10 3DY
18/0645/ZD	30 Old Green Road, Broadstairs CT10 3BO
18/0675/GR	16 Rosemary Gardens, Broadstairs CT10 2ET
18/0736/ZD	95 Percy Avenue, Broadstairs CT10 3LD
18/0738/GR	Enil Lodge, George Hill Road, Broadstairs CT10 3JT
18/0739/JS	10 Fig Tree Road, Broadstairs CT10 3AQ
L/18/0590/GR AMENDMENT	Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
18/0489/RB AMENDMENT	35 King Edward Avenue, Broadstairs CT10 1PH
KCC/TH/0094/2018	St. Georges Church of England Foundation School, Westwood Road, Broadstairs CT10 2LH
18/0718/GR	104 Prince Charles Road, Broadstairs CT10 3HH
L/18/0719/DF	Age Concern, Pierremont Park, Broadstairs CT10 1JX
18/0735/ZD	97 Percy Avenue, Broadstairs CT10 3LD
A/18/0751/JS	National Westminster Bank Plc, 47-49 High Street, Broadstairs CT10 1JN
18/0752/ZD	19 Victoria Road, Broadstairs CT10 2UG
18/0765/GR	19 Stocking Road, Broadstairs CT10 3DB
18/0766/ZD	16 The Gates, Percy Avenue, Broadstairs CT10 3AS
18/0769/GR	Ramsgate Brewery, Unit 1, Hornet Close, Broadstairs CT10 2YD

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

There were no applications to called in to discuss.

- (i) 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/18/0647/RB	49 Lanthorne Road, Broadstairs CT10 3NA
TPO/18/0697/DF	32 Selwyn Court, Broadstairs CT10 2SW
TPO/18/0691/RB	1 Kingfisher Walk, Broadstairs CT10 2SN
TPO/18/0693/ZD	Apartment 6, St. Stephens Manor, North Foreland Road, Broadstairs CT10 3FA
TPO/18/0688/RB	30 Selwyn Drive, Broadstairs CT10 2SW
TPO/18/0707/ZD	9 Sanctuary Close, Broadstairs CT10 2XH
TPO/18/0743	19 Rugby Close, Broadstairs CT10 2XA
TPO/18/0716/ZD	Dickens Lodge, Wealdhurst Park, Broadstairs CT10 2DY
TCA/18/0760/DF	2 Alderney Gardens, Broadstairs CT10 2TN
TPO/18/0141/DF	The Pavilion, Park Avenue, Broadstairs CT10 2EX

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

NOTED that a retrospective application for the change of windows in a Conservation Area in High Street, St. Peter's is due to be submitted.

NOTED that application 18/0142/EF - Land Formerly Used as Club Union Convalescent Home Reading Street BROADSTAIRS Kent has been subject to minor amendments that have not been advised to interested parties/consultees.

Meeting Closed at 8.13 p.m.  
Town Clerk