



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 1st October 2018

Present: Cllrs. J. Bayford, Binks, Buckley, Dexter (Chairman), Matterface (Substitute) and M. Saunders
Ex Officio: Cllrs. Moore (Mayor)
Deputy Town Clerk: Christine Chappell
Members of the Public: Mr and Mrs Ford

Minutes marked * require a resolution from the Town Council

206 APOLOGIES for ABSENCE

Cllr. Leys.

207 DECLARATIONS of INTEREST

Cllr. Matterface declared a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan Business and Agenda Item 9 – Thanet District Council Consultation on their Pre-Submission Publication of the Local Plan – As the Chair of CT10 Parochial Charities, she has lodged an objection to the inclusion of Culmer's Amenity Land in the Open Green Spaces Category.

Cllr. Dexter and Christine Chappell declared a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan Business and Agenda Item 9 – Thanet District Council Consultation on their Pre-Submission Publication of the Local Plan – They are trustees of CT10 Parochial Charities.

208 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 3rd September 2018.

RESOLVED to RECEIVE the unconfirmed minutes of the Neighbourhood Planning Sub-Committee meeting held on Tuesday 25th September 2018.

209 CHAIRMAN'S REPORT

None.

210 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email.

211 NEIGHBOURHOOD PLAN BUSINESS

NOTED that the final meeting of the Neighbourhood Plan Sub-Committee took place on Tuesday 25th September 2018.

RESOLVED to place on record a unanimous vote of thanks to the Town Clerk, Administrator and the Community Members of the Sub-Committee for the excellent work in producing a Neighbourhood Development Plan.

NOTED that the Town Design Statement will become a background document for the Neighbourhood Plan.

212 PLANNING APPLICATIONS

RESOLVED that applications be dealt with as detailed below:

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

18/1191/EF 9 Reading Street, Broadstairs CT10 3BD
Concerns: The Town Council recommends refusal of this application based on several concerns, the greatest being the proposed development's impact on its neighbour, Acton Cottage, an early C19 flint listed building which together with other neighbouring listed properties, marks the start of the Reading Street Conservation Area. In particular, the modern sloping roof of the annexe bordering Reading Street will be very visible in the street scene.
The proposal would appear to be overdevelopment of the site, resulting in loss of light for the neighbouring bungalow to the north, which currently benefits from the flat-roof garage.
The access is a private single width entrance used by the application site and two bungalows, with a small turning space at the northern end. The proposal includes an annexe and a studio, both indicating an increase in potential living space but reducing overall off-street parking from 4 spaces to 2. The Council has concerns that this loss of off-street parking will have a detrimental impact on residents in an area where there is already a severe shortage of on-street parking.
(Unanimous)

- (ii) **No Comment** was made on all other applications on the weekly lists: (All Unanimous)

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| 18/1118/DF | 76 Stone Road, Broadstairs CT10 1EF |
| 18/1006/DF | 30 Vicarage Street, Broadstairs CT10 2SE |
| 18/1205/GR | 7 Victoria Parade, Broadstairs CT10 1QS |
| 18/1235/GR | 42 Stanley Road, Broadstairs CT10 1BN |
| 18/1237/LH | 129 Percy Avenue, Broadstairs CT10 3LE |
| 18/1126/DF | 26 North Foreland Road, Broadstairs CT10 3NN |
| 18/1236/GR | Unit 2, Northdown Industrial Estate, Broadstairs CT10 3JP |
| R/18/1254/AH | Plot 12, Land adj. to Clifftop and surrounding Redriff, North Foreland Avenue, Broadstairs |
| 18/1143/GR | 33 Fair Street, Broadstairs CT10 2JL |
| 18/1232/JS | 10 Old Kingsdown Close, Broadstairs CT10 2HG |
| 18/1244/RB | 133 Hugin Avenue, Broadstairs CT10 3HN |
| 18/1280/AH | Plot 2, Land adj. to Clifftop and surrounding Redriff, North Foreland Avenue, Broadstairs |

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

In accordance with Standing Orders 3e, 3f and 3g, Mr Ford addressed the Committee speaking in support of application TPO/18/1217/ZD – 22 Caroline Crescent, Broadstairs CT10 2XB

- (i) RESOLVED to recommend APPROVAL of the application listed below;

TPO/18/1217/ZD 22 Caroline Crescent, Broadstairs CT10 2XB (Unanimous)

Mr and Mrs Ford left the meeting

- (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/18/1169/RB Thanet Squash Club, North Foreland Road, Broadstairs CT10 3NJ

TPO/18/1250/RB 10 Sanctuary Close, Broadstairs CT10 2XH

TPO/18/1269/ZD 38 Selwyn Drive, Broadstairs CT10 2SW

TPO/18/1261/RB 8 Woodland Way, Broadstairs CT10 3QD

TPO/18/1129/JS 23 Harrow Dene, Broadstairs CT10 2XF

214 THANET DISTRICT COUNCIL CONSULTATION ON THEIR PRE-SUBMISSION PUBLICATION OF THE LOCAL PLAN

Cllrs. reviewed the draft comments.

Please see Attachment A for a draft of the responses RESOLVED.

Cllrs. were advised that if they had further individual opinions they could respond to the consultation independently.

215 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Neighbourhood Development Plan Submission.

Next Meeting: Monday 5th November at **5:30pm** in the Council Chamber.

Meeting Closed at 8:25p.m.
Deputy Town Clerk

Agreed comments on Thanet District Council Draft Local Plan July 2018 to 2031

| TOPIC | TOWN COUNCIL agreed response |
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| Policy SP10 – Broadstairs Page 30 | <p>OBJECT</p> <p>Does not refer to SP25 - Protection of the International and European Designated Sites along with the SPA Mitigation Habitat Regulation Assessment.</p> |
| 2 – Town Centre Strategy Page 21 | <p>OBJECT</p> <p>2.3 The Town Council object to Westwood Cross being referred to as a primary Centre</p> <p>The Town Council does not endorse the policy of placing Westwood at the top of the retail hierarchy in Thanet, above the pre-existing town centres (Broadstairs, Margate, Ramsgate).</p> <p>Westwood should be for retail only, and even then not developed so as to harm the pre-existing towns.</p> <p>Westwood should be treated on the same level as the older town centres; or less favourably than the older town centres, in order to allow them to recover.</p> |
| 3- Housing Strategy Policy SP11 – Housing Strategy Page 32 | <p>OBJECT</p> <p>Our previously submitted comments have not been incorporated.</p> <p>Housing densities are still too high, on added sites. Town Council recommendation is for 25 per hectare.</p> |
| 8 – Town and District Centres Policy E04 Page 75 | <p>OBJECT</p> <p>Policy E04 has not taken into account our previous comment.</p> <p>A full town centre's office / service uses (hairdressing, banks, estate agents, financial services, insurance etc.) should NOT be permitted on the same basis at Westwood as at the older town centres, such as Broadstairs and St. Peter's.</p> <p>If these uses are generally permitted in Westwood in the same way that they are permitted in pre-existing town centres, this will further harm Broadstairs, Margate and Ramsgate.</p> <p>If such uses are permitted, strong safeguards need to be put in place to mitigate any adverse effects on the pre-existing towns.</p> |

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| <p>Policy E05 Page 76</p> | <p>OBJECT Policy E05 has not taken into account our previous comment. Policy E05 requiring an impact test to be carried out for proposals to build a new store over a certain size: the size of store that triggers the impact test varies depending on where the proposed store will be located. Even a new store less than 1000 m2 at Westwood could adversely affect the existing retail centres (Broadstairs, etc). The threshold size for an impact test for new stores at Westwood should be lower than 1000 m2, and 500 m2 is suggested as reasonable.</p> |
| <p>District and Local Centre Page 76</p> | <p>OBJECT 8.8 St. Peter's needs to be included as a District Centre. Does not include a list of local centres.</p> |
| <p>AD05 Chapter 1 Job Growth Strategy Page 5-6</p> | <p>SUPPORT The Town Council supports the removal of SP05 and the renaming of the section to Manston Airport.</p> |
| <p>4 Environment Strategy Local Green Space Policy SP30 – Local Green Spaces Page 58</p> | <p>SUPPORT The Town Council supports Policy SP30. However, the Neighbourhood Development Plan now allocates policies.</p> |
| <p>6 Transport Strategy New Railway Station Page 71</p> | <p>COMMENT 6.18 refers to new Parkway railway station, this implies that it will be unmanned.</p> |
| <p>Policy SP45 Page 71</p> | <p>The new railway station needs to include facilities for station users i.e. toilets.</p> |
| <p>18 – Transport Coach Parking Page 144</p> | <p>COMMENT The Town Council agrees with 18.20.</p> |
| <p>Policy TP05 Page 147</p> | <p>COMMENT The 12 coach parking spaces at Vere Road Car park are not enough to meet the demand of the tourist trade.</p> |

Agreed comment on the Strategic Housing Land Availability Assessment

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| <p>Appendix D – Lists of sites allocated in the emerging Local Plan. Ref No. SHLAA071 Former Club Union Convalescent Home, North of Reading Street Page 42</p> | <p>OBJECT The Town Council unanimously objects to the capacity of 24 units. We suggest a maximum of 17 Units would be acceptable to the local community subject to satisfactory design.</p> |
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Agreed comments on the Transport Strategy 2015-2031

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| <p>Draft Transport Strategy</p> | <p>SUPPORT The Town Council support the introduction of a Transport Strategy that will replace the former Thanet Transport Plan 2005. This is the best way to ensure that the planned growth in the Local Plan is well managed. A Transport Strategy will identify a package of robust transport improvements and interventions to enable the highway network to effectively accommodate the anticipated increase in travel demand across the plan period.</p> |
| <p>3 Spatial Characteristics 3.4 Broadstairs Page 7</p> | <p>COMMENT 3.4.2 The Town Council acknowledges the comment that peak season parking needs to be reviewed and that this could be done as part of a wider parking strategy. 18.23 in the draft Local Plan acknowledges that the District Council will proactively seek and encourage suitable opportunities and solutions to manage and accommodate demand for car parking.</p> |
| <p>5 Key Transport Challenges and Options 5.5 Car Parking Strategy Page 22</p> | <p>COMMENT 5.5.9 The Town Council acknowledges that additional provision of coach parking will be required for Broadstairs to address peak demand. Joss Bay is not an ideal alternative due to the narrowness of the approach through Elmwood Avenue to the parking area. This is due to on-street parking on both sides of the road during the peak season. Coaches must go to allocated parking areas after drop off at designated stop and be discouraged from parking in residential streets.</p> |
| <p>6 Traffic Challenges</p> | <p>OBJECT</p> |

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| <p>Page 28</p> | <p>6.5.1 and 6.5.2 The majority of the Town Council do not support the loss arable land to create a larger roundabout or the introduction of signal control. The Town Council suggests that Vicarage Street and Church Street become one-way streets and access to Reading Street is limited. This will reduce the use of these streets as "rat runs."</p> |
| <p>9 The Action Plan Page 37</p> | <p>COMMENT The Town Council would like to know how the following Place-Specific Objectives will be achieved.</p> <ul style="list-style-type: none"> • A car parking strategy for Broadstairs, Ramsgate and Margate town centres in order to maintain sufficient, quality and well located provision reflecting the needs of their business and residential communities. • Further accommodation of visitor parking at Broadstairs during peak season. |
| <p>10 Sustainable Transport Interventions and Policies 10.8 New / Improved Walking and Cycling Links Page 57</p> | <p>SUPPORT The Town Council supports the introduction of new/improved walking and cycling links as identified in the Transport Strategy.</p> |

Agreed comments on the Habitats Regulation Assessment (HRA)

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| <p>Thanet Coast Strategic Access Management and Monitoring Plan</p> | <p>SUPPORT The Town Council supports the use of a Thanet Coast Strategic Access Management and Monitoring Plan to ensure that recreational pressure does not create significant damage. These SAMMPs have been used elsewhere and have been successful in mitigating damage.</p> |
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| Report Recommendation | <p>COMMENT</p> <p>The Town Council acknowledges the recommendation of the report, this states that Policy 'SP10 Broadstairs' should mention 'Policy SP25 - Protection of the International and European Designated Sites' and the Special Protected Area (SPA) mitigation strategy.</p> <p>OBJECTS</p> <p>However, the Town Council objects to the fact this recommendation is not reflected in policy.</p> |
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Agreed comments on the Landscape Character Assessment (LCA)

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| Landscape Character Assessment | <p>SUPPORT</p> <p>The Town Council supports the adoption of the Landscape Character Assessment. This is the best way for its contents to be reflected in all future planning applications.</p> |
| F2 Foreness Point and North Foreness Landscape Character Area | <p>OMISSION</p> <p>The North Foreland lighthouse should be included in the F2 Foreness Point and North Foreness Landscape Character Area.</p> |
| G1 Ramsgate and Broadstairs Cliffs Landscape Character Area | <p>OBJECTION</p> <p>The G1 Ramsgate and Broadstairs Cliffs landscape character area should be subdivided into two landscape character areas as it covers too large an area, which both have very different landscape features. The southern, Ramsgate, extent of the character areas is more built up than the northern area.</p> |