



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 5th November 2018

Present: Cllrs. J. Bayford, Binks, Buckley, Dexter (Chairman) and M. Saunders
Ex Officio: Cllrs. Moore (Mayor) and Leys (Deputy Mayor)
Deputy Town Clerk: Christine Chappell
Observer: Cllr. D. Saunders
Members of the Public: Peter Lorenzo, Mrs J. Boutle and Mrs B. Cross

Minutes marked * require a resolution from the Town Council

238 APOLOGIES for ABSENCE

None.

239 DECLARATIONS of INTEREST

None declared.

240 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 1st October 2018.

241 CHAIRMAN'S REPORT

None.

242 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email.

243 NEIGHBOURHOOD PLAN BUSINESS

NOTED the minor amendments to the circulated version of the pre-submission Neighbourhood Development Plan (Regulation 16).

RESOLVED unanimously to approve the submission of the Neighbourhood Development Plan (Regulation 16) to Thanet District Council following the inclusion of 41 Reading Street, the Old School House in the Appendix 4 list of Buildings in a Conservation Area.

AGREED Thanet District Council to be advised that the Reading Street Conservation Area needs reviewing as it does not include Rosemary Cottage and the Old Convent Farmhouse, two of the oldest Grade II Listed Buildings.

244 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mrs Boutle addressed the Committee speaking against application 18/1332/JS – 56 Dane Court Gardens, Broadstairs CT10 2SD.

RESOLVED that application be dealt with as detailed below:

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

18/1332/JS 56 Dane Court Gardens, Broadstairs CT10 2SD
Concerns: The Town Council does not recommend retrospective approval of this application. The extension does not appear to be constructed in accordance with the approved plans. The Council is concerned that, due to the increased dimensions, particularly the height, the extension is causing loss of light and a sense of enclosure to the habitable rooms of the neighbour at No 55.
Furthermore, The Council is concerned that failure to ensure that retrospective plans truly reflect the actual build could cause a serious precedent. (Unanimous)

Mrs Boutle and Mrs Cross left the meeting.

Cllr. Paul Moore joined the meeting.

18/1212/RB The Gallery, 7 York Street, Broadstairs CT10 1PD
Concerns: Not in accordance with Thanet District Council Planning Guidance Leaflet No. 2 – Shopfront Security Shutters. (Unanimous)

18/1277/DF Rosemary Cottage, Reading Street, Broadstairs CT10 3AX
Concerns: Out of keeping with the character and appearance of the Conservation Area. New dwelling is in front of building line and therefore obscures a Listed Building. (Unanimous)

18/1439/JS Woodham Cottage, North Foreland Avenue, Broadstairs CT10 3QT
Concerns: Overdevelopment in an area of High Townscape value and poor elevation design. (Unanimous)

18/1159/LH Paradee, North Foreland Avenue, Broadstairs CT10 3QT
Concerns: Lack of information and detailed plans. (Unanimous)

- (ii) The Committee recommends **Approval** of the applications listed below with the following conditions:

18/1347/JS Lloyds TSB Bank Plc, 42 High Street, Broadstairs CT10 1LG
Condition: No external siting of chairs and tables on the pavement. The Committee has concerns about the opening hours and the noise effect these will have on the local residents. (Unanimous)

18/1459/DF 41 Reading Street, Broadstairs CT10 3QT
Condition: Wall either side of wider vehicle access to be put back in traditional flint and brick. (Unanimous)

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

18/1406/RB 35 King Edward Avenue, Broadstairs CT10 1PH
Concern: Loss of light. (Unanimous)

- (iv) The Committee recommends **No Objection** of the application listed below:

18/1449/JS 30 Botany Road, Broadstairs CT10 3SF
Comment: The Committee raises concern at the loss of bungalow housing stock, which is necessary as the town has a high ratio of older people. (Unanimous)

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

A/18/1316/RB	12 Westwood Cross, Margate Road, Broadstairs CT10 2BF
18/1315/RB	12 Westwood Cross, Margate Road, Broadstairs CT10 2BF
18/1170/DF AMENDMENT	Berachah, First Avenue, Broadstairs CT10 3LP
18/1312/RB	The Pavilion, Harbour Street, Broadstairs CT10 1EU
18/1331/AH	Kreative Kutz, 43A High Street, St. Peter's CT10 2TH
18/1349/GR	1 Grange Way, Broadstairs CT10 2YP
18/1118/DF AMENDMENT	76 Stone Road, Broadstairs CT10 1EF
18/1377/DF	133 Botany Road, Broadstairs CT10 3SB
18/1386/GR	52 Fairfield Road, Broadstairs CT10 2JX
PN/08/18/1296/GR	Youngs Nurseries, Sacketts Hill, Broadstairs CT10 2QS
18/1326/RB	43 Sea View Road, Broadstairs CT10 1BX
18/1402/JS	115 Beacon Road, Broadstairs CT10 3DG
R/18/1417/AH	Plot 11, Land adj. to Clifftop and surrounding Redriff, North Foreland Avenue, Broadstairs
18/1418/GR	102 Park Avenue, Broadstairs CT10 2EZ
18/1373/JS	Public Conveniences, Viking Bay, Harbour Street, Broadstairs CT20 1EU
18/1423/DF	67 Botany Road, Broadstairs CT10 3SA
18/1464/RB	20 Broadstairs Road, Broadstairs CT10 2RJ
18/0889/RB AMENDMENT	Mizuri, Norman Road, Broadstairs CT10 3BZ

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

- (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/18/1322/ZD	92 Ramsgate Road, Broadstairs CT10 2DF
TPO/18/1334/RB	70 Fitzroy Avenue, Broadstairs CT10 3LT
TPO/18/1362/ZD	28 Selwyn Drive, Broadstairs CT10 2SW
TPO/18/1396/RB	2 The Lodge, Salts Drive, Broadstairs CT10 2SY
TPO/18/1397/ZD	55 Lanthorne Road, Broadstairs CT10 3NA
TPO/18/1404/RB	21 Reading Street, Broadstairs CT10 3AZ
TPO/18/1420/JS	27 The Paddocks, Broadstairs CT10 3AJ
TPO/18/1393/RB	21 Grenville Way, Broadstairs CT10 2JR

246 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Next Meeting: Monday 3rd December at 7.00pm in the Council Chamber.

Meeting Closed at 6:45p.m.
Deputy Town Clerk