



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 4<sup>th</sup> MARCH 2019**

Present: Cllrs. J. Bayford, Dexter (Chairman), Matterface (Substitute) and Todd  
Ex Officio: Cllr. Moore (Mayor)  
Deputy Town Clerk: Christine Chappell  
Members of the Public: Mr and Mrs Lewis, Mr and Mrs Meades, Mr and Mrs  
Nicholson and Mr Theoff

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

### **398 APOLOGIES for ABSENCE**

Cllr. Binks, Buckley, Leys and M. Saunders.

*Due to Members of the Public being in attendance, the Committee AGREED to change the order of the Agenda so that the consideration of Agenda Item 9 – Planning Applications was brought forward.*

### **399 DECLARATIONS of INTEREST**

Cllr. Dexter declared a disclosable pecuniary interest in agenda item 9 Planning Applications in respect 19/0174/AH – Elmwood Farm, Elmwood Avenue, Broadstairs CT10 3PA as he resides within the boundary of Elmwood Farm. Cllr. Dexter did not vote on the recommendation.

NOTED that Cllr. Matterface's comments to the Thanet District Council Planning Officer regarding application 19/0117/RB – Green Oak, Reading Street, Broadstairs CT10 3AX had been posted on the Planning Portal. Cllr. Matterface did not vote on the recommendation.

### **400 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 4<sup>th</sup> February 2019.

RESOLVED to RECEIVE the unconfirmed minutes of the Neighbourhood Planning Sub-Committee meeting held on Thursday 31<sup>st</sup> January 2019.

### **401 CHAIRMAN'S REPORT**

None.

### **402 CORRESPONDENCE**

NOTED that all correspondence had been forwarded by email.

### **403 PLANNING APPLICATIONS**

*In accordance with Standing Orders 3e, 3f and 3g, Mr Lewis addressed the Committee speaking against application 19/0127/DF – 17 Dane Court Gardens, Broadstairs CT10 2SB*

RESOLVED that the applications be dealt with as detailed below:

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

19/0127/VT 17 Dane Court Gardens, Broadstairs CT10 2SB  
Concerns: Out of keeping with the character of the area, parking and access issues, loss of trees, town cramming, close to boundaries, loss of residential amenities and no back garden amenity.  
(Unanimous)

*Mr and Mrs Lewis, Mr and Mrs Meades and Mr and Mrs Nicholson left the meeting.*

*Cllr. Matterface left the Chamber.*

*In accordance with Standing Orders 3e, 3f and 3g, Mr Theoff addressed the Committee speaking against application 19/0117/RB – Green Oak, Reading Street, Broadstairs CT10 3AX.*

19/0117/RB Green Oak, Reading Street, Broadstairs CT10 3AX  
Concerns: Out of character, in a Conservation Area, not in keeping with the special surroundings of Grade II Listed Buildings and pedestrian safety.  
(Unanimous)

*Mr Theoff left the meeting.*

*Cllr. Matterface returned to the Chamber.*

OL/18/1333/AH Land at 11 and 15 Lawn Road, Broadstairs CT10 1AA  
Concerns: Insufficient information on submitted plans, development too high, out of keeping with the character of the area and overdevelopment.  
(Unanimous)

*Cllr. Dexter left the Chamber and Cllr. J. Bayford took the Chair*

19/0174/AH Elmwood Farm, Elmwood Avenue, Broadstairs CT10 3PA  
Concerns: Not in accordance with Policy BSP1: "The Green Wedge" in the Neighbourhood Development Plan 2018-2013, countryside development and poor design.  
(Unanimous)

*Cllr. Dexter returned to the Chamber. Cllr. J. Bayford stepped down from the Chair. Cllr. Dexter resumed the Chair.*

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

19/0014/DF	52A Stone Road, Broadstairs CT10 1DZ
L/19/0049/VT	8 Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
19/0074/DF	70 Park Avenue, Broadstairs CT10 2EZ
L/19/0026/GR	1 Stone House, North Foreland Road, Broadstairs CT10 3NT
19/0067/RB	8 Wellesley Close, Broadstairs CT10 2HH
19/0086/JS	Sycamore Stores, 165 Northwood Road, Broadstairs CT10 2LS
19/0096/GR	148-150 High Street, Broadstairs CT10 1JB
19/0110/DF	39 Kings Avenue, Broadstairs CT10 1DL

19/0122/VT	113 Beacon Road, Broadstairs CT10 3DG
19/0125/DF	26 North Foreland Road, Broadstairs CT10 3NN
19/0132/DF	17 Northdown Road, Broadstairs CT10 2UN
19/0134/VT	154 Ramsgate Road, Broadstairs CT10 2EP
KCC/0028/2019	St. Peter's House, Dane Valley Road, St. Peter's Broadstairs CT10 3FD
KCC/94/2018/R4	St Georges Church of England Foundation Primary School, Westwood Road, Broadstairs CT10 2LH
19/0013/VT AMENDMENT	Eastcote, 15 Castle Avenue, Broadstairs CT10 1EG
18/1606/JS AMENDMENT	91 Botany Road, Broadstairs CT10 3SB
18/1697/RB AMENDMENT	25 Wrotham Road, Broadstairs CT10 1QG
19/0091/JS	19 Rectory Road, Broadstairs CT10 1HG
19/0118/EF	Land adj. 47 Lanthorne Road, Broadstairs CT10 3NA
19/0142/JS	Plot 1, Land adj. to Clifftop and surrounding Redriff, North Foreland Avenue, Broadstairs
19/0160/RB	18 Grenville Way, Broadstairs CT10 2JR
19/0190/JS	8-12 High Street, Broadstairs CT10 1LH

#### **404 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/19/0133/JS	57 The Silvers, Broadstairs CT10 2LZ
TPO/19/0144/ZD	85 Park Avenue, Broadstairs CT10 2XL
TPO/19/0106/JS	British Telecom, Broadstairs Exchange, Gladstone Road, Broadstairs CT10 2DA
TPO/TH/19/0209	2 Bradstow House, 21 St. Peter's Road, Broadstairs CT10 2AP

#### **405 DUAL HATTED COUNCILLORS**

NOTED the clarification and advice received from the Director of Corporate Governance and Monitoring Officer for Thanet District Council by email on the 18<sup>th</sup> and 27<sup>th</sup> February 2019 on "twin hatted" (District and Town) Councillors who sit on the Planning Committees of both Councils. This will be forwarded to all Committee Members for future reference. AGREED that the following wording would be added to Planning Minutes.

"If any of the following planning applications are placed before Thanet District Council's planning committee then 'dual-hatted' members will not be bound by the views of the Town Council and will re-consider the applications afresh taking into account all relevant planning considerations and representations.

At the District Council's planning meetings 'dual-hatted' members will declare a 'significant interest' in the applications made by the Broadstairs and St Peter's Town Council and will leave the room and not participate in the consideration of those matter."

#### **406 NEIGHBOURHOOD PLAN BUSINESS**

NOTED the update from the Town Clerk

- Ian Poole is appointed by Thanet District Council to see examination of NDP
- Expressions of Interest Exercise undertaken for an Examiner. Awaiting approval of Examiner from NPIERS (Neighbourhood Plan Independent Referral Service).
- Extremely unlikely referendum on NDP will be undertaken on same day as Local Elections – Thursday 2<sup>nd</sup> May.
- Rules on Basic Condition Statements changed after submission of NDP, so new statement needs to be drafted.

RESOLVED to recommend that the Town Clerk be appointed and paid to write a new Basic Condition Statement.

#### **407 THANET LOCAL PLAN EXAMINATION**

NOTED the correspondence received from the Programme Plan Officer about the Matters, Issues and Questions, Guidance notes and Hearings Timetable.

NOTED that submitted written representations carry the same weight as those made orally at a Hearing session and that participation at the Hearings is only necessary if, in light of the Matters, Issues and Questions, there are specific points that the Committee wish to contribute at the Hearing.

RESOLVED to recommend that if possible the Town Clerk and/or Deputy Town Clerk attend any Hearings that the Town Council have been selected to participate in.

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

Next Meeting Monday 1<sup>st</sup> April 2019 at 7pm in the Council Chamber.

Meeting closed at 8.00pm  
Deputy Town Clerk