



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 2nd DECEMBER 2019

Present: Cllrs. Bailey, J. Bayford (Chair), R. Binks, R. K. Binks, Buckley and W. Moore
Ex Officio: Cllr. P. Moore (Mayor)
Deputy Town Clerk: Christine Chappell
Members of the Public

Minutes marked * require a resolution from the Town Council

292 APOLOGIES FOR ABSENCE

None. Cllr. Dexter was not in attendance.

293 DECLARATIONS of INTEREST

None declared.

294 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 4th November 2019. Proposed Cllr. P. Moore, seconded Cllr. R. Binks, agreed.

295 CHAIRMAN'S REPORT

None.

296 CORRESPONDENCE

NOTED that correspondence had been forwarded by email.

297 NEIGHBOURHOOD PLAN BUSINESS

No update regarding the Neighbourhood Plan as no change from Minute 236.

NOTED that application 19/0813 - Club Union Convalescent Home has been refused by the Planning Committee at Thanet District Council.

NOTED that Cllr. Bailey is tabling a question regarding the date of the referendum at the Thanet District Council meeting being held on Thursday 5th December.

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.

298 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mrs. Vent and Mr Gale both addressed the Committee speaking against application 19/1393/AH – 31 Gladstone Road, Broadstairs CT10 2HY.

RESOLVED that the applications be dealt with as detailed below:

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

19/1393/AH 31 Gladstone Road, Broadstairs CT10 2HY
Concerns: Overdevelopment, highways issues, servicing of
bedsits and living space too small. (Unanimous)

All but one member of the public left the meeting.

19/1321/JS 11 Dalmaney Close, Broadstairs CT10 1HS
Concerns: Separate dwelling with front door and kitchen and
no interconnecting doors is therefore out of keeping with
street scene and overdevelopment. (Unanimous)

19/1465/EF 6 North Foreland Road, Broadstairs CT10 3NJ
Concerns: Overdevelopment and poor design.
(Unanimous)

19/1563/EF Greensleeves, Dane Court Road, Broadstairs CT10 2RD
Concerns: Affect local ecology, close to adjoining properties,
out of keeping with character of area, overdevelopment and
incursion into the green wedge. (Unanimous)

- (ii) The Committee recommends **No Objection with Concerns** of the applications listed below with the following comments:

19/1449/VK 38 Selwyn Drive, Broadstairs CT10 2SW
Concerns: TPO'd trees on property which form a continuous
canopy. No trees to be removed and root protection to be
undertaken. (Unanimous)

19/1469/VK 61 Dane Court Gardens, Broadstairs CT10 1DX
Concerns: Dormers must not project beyond current ridge
line. (Unanimous)

- (iii) The Committee recommends **No Objection** to the applications listed below:

19/1444/GR 1 Holm Oak Gardens, Broadstairs CT10 2JF (Unanimous)
19/1582/DF 106 High Street, Broadstairs CT10 1LY (Unanimous)

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

A/19/1434/JS 23 Westwood Cross, Margate Road, Broadstairs CT10 2BF
19/1448/VK 33 Brassey Avenue, Broadstairs CT10 2DS
19/1355/RB Briar House Veterinary Surgery, 13-15 St. Peter's Road
Broadstairs CT10 2AG
19/1410/RB The Little House, Marine Drive, Broadstairs CT10 3LG
19/1502/JS 4 Dickens Road, Broadstairs CT10 1DX
19/1033/JS ABC Nursery, 10 Percy Avenue, Broadstairs CT10 3LB
19/1562/RB 17 Northdown Road, Broadstairs CT10 2UN
19/1541/VK 9 Lenham Close, Broadstairs CT10 1SG

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

RECEIVED the emailed report from the volunteer Tree Warden

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

TPO/19/1466/ZD 7 Selwyn Drive, Broadstairs CT10 2SW
Concerns: Felling of tree that shows no sign of disease or decay. Independent Arboriculturalist to survey tree. Any works are to be carried out sympathetically.
(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."

TCA/19/1442/ZD The Garden House, Devonshire Terrace, Broadstairs
CT10 1HH

TPO/19/1479/ZD Barnside, Callis Court Road, Broadstairs CT10 3AG

TPO/19/1471/ZD 64 The Silvers, Broadstairs CT10 2PF

300 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Next Meeting: Monday 6th January 2020 at Crampton Tower Hall.

Meeting closed at 8:08pm
Deputy Town Clerk