



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 4TH MARCH 2024

Present: Cllrs J Bayford, J Bright (Chair), P Moore, K Pressland, S Roberts.
Deputy Town Clerk – Julie Belsey
Volunteer Tree Warden – Karen McKenzie

Minutes marked * require a resolution from the Town Council

250 OPENNESS AND TRANSPARENCY

Cllr Bright reminded those present of the right to record, film or broadcast any meetings of the Council, committees and sub-committees is established following the Local Government Audit and Accountability Act 2014

251 APOLOGIES FOR ABSENCE

Apologies with reason were received and approved from Councillor R Farooki, Councillor M Garner and Councillor E Orhan.

252 DECLARATIONS OF INTEREST

None

253 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 5th February 2024. Proposed Cllr J Bayford, seconded Cllr S Roberts. Agreed.

254 MATTERS ARISING FROM THESE MINUTES NOT COVERED ELSEWHERE IN THE AGENDA

There were no matters arising.

255 CORRESPONDENCE

None

256 CHAIR'S REPORT

None

257 NEIGHBOURHOOD PLAN BUSINESS

There was no Neighbourhood Plan Business

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.

258 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

- i) The Committee recommends **REFUSAL** to the applications listed below:

- 24/0014/AH Land North of North Foreland Grange, Cliff Promenade, Broadstairs
The Committee recommends REFUSAL to this application on the grounds that there are no detailed landscaping plans included with the application detailing how the existing trees and hedges will be incorporated into the landscaping design. (Majority vote)
- ii) The Committee recommends **OBJECTION WITH CONCERNS** to the applications listed below:
- 24/0042/DF 6 Stone Bay Court, Broadstairs CT10 1ST
The Committee unanimously recommends OBJECTION WITH CONCERNS as the adapted plans have not made enough difference to the overbearing nature of the proposed plans in relation to the height depth and proximity to neighbouring properties. The Committee do not believe that that the reasons for refusal by Thanet District Council made to the previous application (23/0714) have been remedied:
- 1 The proposed second floor extension by virtue of its height, scale, design and siting, would increase the visibility of the existing dwelling in the street scene, as backland development is unreflective of the prevailing form of development in the area, giving rise to an awkwardly related development when viewed from Eastern Esplanade, appearing incongruous and obtrusive in the street scene, thereby severely detrimental to the character and visual amenities of the area, contrary to policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan, policy QD02 of the Thanet Local Plan and paragraph 130 of the National Planning Policy Framework.
- 2 The proposed second floor extension by virtue of its height, depth and proximity to the boundary with 7 Stone Bay Court would result in an unacceptable loss of light, overbearing impact, sense of enclosure to, and corresponding loss of outlook from the adjoining property, significantly harmful to the amenities enjoyed by the occupiers thereof, contrary to Policy QD03 of the Thanet Local Plan and paragraph 130 of the National Planning Policy Framework.
- 24/0118/RB Stone Bay Kiosk, East Cliff Promenade, Broadstairs CT10 1SY
The Committee recommends OBJECTION WITH CONERNS regarding the taking of the sand area with decking as shown on the location drawings outlined in red. (Majority vote)
- iii) The Committee recommends **NO OBJECTIONS WITH CONCERNS** to the applications listed below:
- 24/0068/DR 6 Stone Road, Broadstairs CT10 1DY
The Committee unanimously recommends NO OBJECTIONS WITH CONCERNS. The drawings are difficult to interpret with regards to the streetscene and elevations. They recommend the inclusion of architectural 3D drawings.
- (iv) **No Comment** was made on all other applications on the weekly lists: (All Unanimous)
- 24/0033/TC 18 The Paddocks, Broadstairs CT10 3AJ
23/1690/TC Sea Point, Marine Drive, Broadstairs CT10 3LU
24/0052/VKB Broadstairs Cricket Club, The Pavilion, Park Avenue, Broadstairs CT10 2EX
24/0018/DF 41 Albion Street, Broadstairs CT10 1NE
24/0013/RB 47A Lanthorne Road, Broadstairs
24/0114/GD Land Adjacent 61 Westover Gardens, Broadstairs
23/1484/VKB 49 Pierremont Avenue, Broadstairs CT10 1NT
24/0070/TC 1B Grand Mansions, Queens Gardens, Broadstairs CT10 1QF
24/0126/TC 5 Fig Tree Road, Broadstairs CT10 3AQ

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

RECEIVED the emailed report from the Volunteer Tree Warden.

RESOLVED that the applications be dealt with as detailed below:

(i) The Committee recommends **REFUSAL** to the applications listed below:

TPO/24/0094/MM 19 Rhodes Gardens, Broadstairs CT10 1BP
The Committee unanimously recommends REFUSAL as a 4m reduction of the Holm Oak is over the Broadstairs & St Peter's Town Council's Neighbourhood Plan Policy BSP3 - 4: Remedial tree works i.e., Crown lift / Crown thin / Height reduction etc., to be kept to a maximum of 20%, unless the TDC The Tree Officer authorises otherwise.

TPO/24/0122/MM Hawkwood, Woodland Way, Broadstairs CT10 3QD
The Committee unanimously recommends REFUSAL as it is the Town Council's policy not to fell healthy trees (Policy BSP3 Of the Neighbourhood Plan). The information provided for T5 & 6 show insufficient grounds to fell and would appear to be incorrect. The Town Council requests Thanet District Council's Tree Officer investigates this application.

TCA/24/0151/MM St Peter's Churchyard, St Peter's Footpath, Broadstairs CT10 2RA
The Committee recommends REFUSAL to the works on the Ash tree. Reasons for the work are not given within the application. The work will potentially bring in Ash die back. (Majority vote)

(ii) The Committee recommends **OBJECTION WITH CONCERNS** to the applications listed below:

TPO/24/0077/MM 8 Upton Grange, Broadstairs CT10 2NS
The Committee unanimously recommends OBJECTION WITH CONCERNS. The work exceeds the Broadstairs & St Peter's Town Council Policy (Neighbourhood Plan Policy BSP3 - 4: Remedial tree works i.e., Crown lift / Crown thin / Height reduction etc., to be kept to a maximum of 20%, unless the TDC The Tree Officer authorises otherwise). We request that reduction is no more than 20% and ivy removal.

(iii) The Committee recommends **NO COMMENT** to the applications listed below:

TPO/24/0022/MM 4 Fig Tree Road, Broadstairs CT10 3AQ
The Committee unanimously recommends NO COMMENT

(iv) RESOLVED unanimously that the standard response should be sent into all other tree applications on the weekly lists (standard response and applications set out below):

The Planning Committee of the Town Council has considered the applications below and resolved unanimously that the application be subject to inspection by the TDC Biodiversity and Horticulture Officer (Tree Officer).

The Planning Committee request that the stance and recommendations in the TDC Biodiversity and Horticulture Officer report are taken into consideration when deciding applications for tree works and any suggested conditions are clearly stated to the applicant in the consent letter.

The Town Council policy for work on trees is as follows and we would respectfully ask that our recommendations are provided to the tree owner with any permission granted:

- 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% and expressed as such in the application.
- Works required for structural reasons i.e. impact of root damage to foundations and drains must be supported by recognized structural engineering evidence as well as a report from the TDC Biodiversity and Horticulture Officer.
- It is a criminal offence under the Wildlife and Countryside Act to disturb nesting birds. However, birds can roost in any month of the year. We require the applicant to check for nesting or roosting 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.
- No tree works should be permitted to take place during the main nesting period from mid-March until the end of August. Birds can nest or roost in any month of the year.

* House Sparrow, Starling, Song Thrush

** Hedge Sparrow (Dunnock)

TPO/24/0102/MM	Hildersham Barn, St Peters Road, Broadstairs CT10 2SZ
TPO/24/0105/MM	1 Astor Road, Broadstairs CT10 3BB
TPO/24/0100/MM	63 Lanthorne Road, Broadstairs CT10 3LX
TPO/24/0065/MM	19 The Paddocks, Broadstairs CT10 3AJ
TPO/24/0063/MM	2 Elmwood Park, Broadstairs CT10 3AP
TPO/24/0057/MM	Apartment 7 St Stephens Manor, Northforeland Road, Broadstairs CT10 3FA
TPO/24/0138/MM	St Stephens, Poplar Road, Broadstairs CT10 2SA
TPO/24/0130/MM	St Clements court, Alderney Gardens, Broadstairs CT10 2TS
TPO/24/0162/MM	28 Grange Way, Broadstairs CT10 2YP

260 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 8th April 2024 at 7pm

Meeting closed at 19:46hrs
Deputy Town Clerk