



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 8<sup>TH</sup> APRIL 2024

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

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

**261 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

**262 APOLOGIES FOR ABSENCE**

Apologies with reason were received and approved from Councillor R Farooki, Councillor P Moore and Councillor E Orhan.

**263 DECLARATIONS OF INTEREST**

None

**264 MINUTES OF THE LAST MEETING**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 4<sup>th</sup> March 2024. Proposed Cllr K Pressland, seconded Cllr S Roberts. Agreed.

**265 MATTERS ARISING FROM THESE MINUTES NOT COVERED ELSEWHERE IN THE AGENDA**

There were no matters arising.

**266 QUESTIONS AND/OR OBSERVATIONS FROM THE ELECTORATE OF BROADSTAIRS AND ST PETER'S**

None

**267 CORRESPONDENCE**

None

**268 CHAIR'S REPORT**

None

**269 NEIGHBOURHOOD PLAN BUSINESS**

The Deputy Town Clerk informed members that posters and social media posts were being prepared for the Neighbourhood Plan Referendum Debrief to be held on 29<sup>th</sup> April 2024, with a drop-in session from 3.30pm – 5.30pm and then as a discussion topic at the Town Assembly at 7pm. Posters will be sent out to all Councillors and Community Members of the Sub Committee and displayed in the Town Council's noticeboards. Cllr Garner agreed to contact Academy FM to promote the drop-in session and will also advertise the Town Assembly and the Community Festival.

*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.

## 270 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

i) The Committee recommends **NO OBJECTIONS** to the applications listed below:

24/0239/EF Fairfield Manor, Fairfield Road, Broadstairs CT10 2RY  
The Committee unanimously recommends NO OBJECTIONS though they wish to express disappointment that the flint wall was not able to be retained as per the original plans.

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

24/0175/GD 45 Kings Avenue, Broadstairs CT10 1DN  
The Committee unanimously recommends NO COMMENT.

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

24/0090/DR 83 Ramsgate Road, Broadstairs CT10 2DF  
23/1588/DR 26 Seven Stones Drive, Broadstairs CT10 1TW  
24/0072/DR 209 Bradstow Way, Broadstairs CT10 1AX  
A/24/0058/RB 5 Broadstairs Retail Park, Margate Road, Broadstairs CT10 2QW  
24/0185/GD 15 Rhodes Gardens, Broadstairs CT10 1BP  
24/0166/TC 18 Tunis Row, Broadstairs CT10 1HJ  
24/0203/DF Joss Gap Road, Broadstairs  
24/0208/GD 55 Botany Road, Broadstairs CT10 3SA  
24/0178/RB Kisok Rear of Royal Albion Hotel, The Parade, Broadstairs CT10 1LZ  
24/0206/RB Pier Head Shelter, The Harbour, Broadstairs CT10 1EU  
24/0136/RB Pier Head Shelt, The Harbour, Broadstairs CT10 1EU  
24/0213/DR 10 Pierremont Avenue, Broadstairs CT10 1NL  
24/0246/TC 5 Osbourne Road, Broadstairs CT10 2AE  
24/0233/DR 3 Lerryn Gardens, Broadstairs CT10 3BH  
24/0232/DR 31 Crow Hill, Broadstairs CT10 1HT  
24/0231/TC 35 Brassey Avenue, Broadstairs CT10 2DS  
24/0045/TC Flat 3, 20 Victoria Parade, Broadstairs CT10 1QL  
L/24/0158/TC 1-6 Fort Cottages, Church Road, Broadstairs CT10 1HA  
24/0123/DR 153 Beacon Road, Broadstairs CT10 3DQ  
24/0268/ZD 44 King Edward Avenue, Broadstairs, CT10 1PH  
24/0281/DR 19 Ethel Road, Broadstairs, CT10 2BE  
24/0320/DR 90 Salisbury Avenue, Broadstairs, CT10 2DX

## 271 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 **NO OBJECTIONS WITH CONCERNS** to the applications listed below:

TPO/24/0250/MM The Charles Dickens School, Broadstairs Road, Broadstairs CT10 2RL  
The Committee unanimously recommends NO OBJECTIONS WITH CONCERNS. 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. We also request that trees are replanted to replace those that have been felled.

TPO/24/0272/MM

1 Rugby Close, Broadstairs CT10 2XA

The Committee unanimously recommends NO OBJECTIONS WITH CONCERNS. BSPTC Tree policy requests a maximum reduction of 20% and 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.

(ii) 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/24/0243/MM

11 Upton Grange, Broadstairs CT10 2NS

TCA/24/0305/MM

St Clements Court, Alderney Gardens, Broadstairs CT10 2TS

TPO/24/0349/MM

7 Seven Stones Drive, Broadstairs, CT10 1TW

## 272 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Tuesday 7<sup>th</sup> May 2024

Meeting closed at 19:27hrs  
Deputy Town Clerk