Annual Report of the work of Broadstairs and St Peters Planning Committee

15th March 2021

The Planning Committee convenes on a monthly basis and consists of six members:

Cllrs. Jill Bayford (Chair), John Buckley (Vice Chair), Ruth Bailey, Rosalind Binks, Roger Binks and Wendy Moore. The Mayor and Deputy Mayor, Cllrs. Paul Moore and Roy Dexter sit ex officio.

Due to the Covid-19 pandemic, only 10 actual meetings were called. These were held remotely using the Microsoft Team software. Committee members were asked to submit their comments in April and May so that they could be fed back to TDC.

General planning information can be obtained from the Town Clerk’s office. The

annual calendar of meetings, weekly planning application lists, current and historic

agenda and minutes are available to read or download from the Town Council’s

website. Thanet District Council’s planning portal is also available to access for all

details of all current and recently determined planning applications.

The Town Council, as a statutory consultee, receives a weekly list of all Broadstairs

& St Peters planning applications. Members personally review all new and amended

applications and if concerned, they will request the application be presented to the

Town Council’s Planning Committee for consideration. The Committee will then

discuss, resolve and make recommendations to the District Council’s Planning

Department.

To assist the Committee when determining reserved applications, members will take

into account written support and complaints, comments from the Broadstairs

Society and feedback from District Council planning officers and will listen to public,

neighbours' or developers’ representations at meetings. Members also make use of a

number of planning information documents, including the Kent Design Guide, Thanet District Council Planning Guidance Leaflets, which cover extending your home, shop design, security shutters, outdoor advertisements and signs and flat conversions, plus the Broadstairs & St Peter’s Town Design Statement as well as the draft Broadstairs & St Peter’s Neighbourhood Plan that will become an integral component of the Thanet District Council Local Plan that was adopted on 9th July 2020.

Over the past year, Town Council planning meetings considered a total of 272

applications, a decrease of 17% on 2019 t0 2020.

A large proportion of the applications relate to home improvements, which include

single and two storey extensions, conservatories, loft conversions and dormer

windows. The remaining applications include housing, retail and commercial development,

flat conversion and signage.

There were 52 recommendations for refusal, 11% fewer than last year. Examples of concern included over development, detrimental to the street scene, cramming, in an area of high townscape value, not in keeping with the character and pattern of surrounding development, overlooking, loss of trees, highways issues, poor elevation design, density of housing and encroaching on the green wedge. However, a number of refusals just require a minor change to resolve concerns. For example, design

improvements, boundary clearances or a change of scale, location or materials.

Applicants that cannot mutually resolve issues and object to a resolution of refusal

have the right to appeal to the Planning Inspector.

The majority of applications, through delegated powers, are resolved by the District Council’s Planning department. The remaining contentious applications are referred to the District Council’s Planning Committee for consideration. If necessary, the District Councillor

also has the power to ‘call in’ and refer a Broadstairs & St Peter’s application to

Thanet District Council Planning Committee.

The Town Council’s Planning Committee considered 86 applications for tree works

last year ranging from crown thinning and pollarding to felling. Felling of healthy

trees are always recommended for refusal unless the tree is dying or diseased, the

roots are affecting the foundations or drains or the tree is encroaching on the

highway. New developments are encouraged to plan around existing trees and

diseased trees that require felling are usually subject to the replanting of a suitable

replacement.

All trees in a Conservation Area are protected and other trees that

have street scene amenity value have or will incur a Preservation Order. Trees

along the highway come under the control of Kent County Council.

The Town Council Volunteer Tree Warden, Karen McKenzie, reviews applications that involve tree works and if concerned about the proposal brings them to the Committee’s attention for consideration at meetings through the relevant ward councillor in each case. Additionally, if any resident is aware of any mature tree under threat or has concerns regarding eyesore land or buildings, they can contact Thanet District Council, the Town Clerk or the relevant Ward Councillor. The tree applications considered this year were 43% higher than in 2019 – 2020. 28 were recommended for refusal, an increase of 56% on the previous year.

Over the past year, there have been two significant developments that have attracted

public interest:

Application 20/0591 Kingsgate College – Change of use from college (use class C2) to residential (use class C3) together with ground, first and second floor extensions with creation of terraces, alterations to roof including raising of height and insertion of dormer windows and alterations to fenestration to provide 15No 2 bed and 3No 3 bed flats with associated bin and cycle stores, parking and landscaping. Removal of chimney stacks.

Application 20/0174/GR Westwood Lodge, Poorhole Lane – Reserved matters application pursuant to permission OL/TH/15/0788 (Outline application for the erection of 153 dwellings with all matters reserved) for the approval of access, appearance, landscaping, layout and scale.

Additionally, application 19/0813 - Club Union Convalescent Home in Reading

St, previously refused by TDC, was granted on appeal in October 2020.