



BROADSTAIRS & ST. PETER'S  
TOWN COUNCIL

## Broadstairs and St. Peter's Town Council Planning Committee Report 16 March 2020

Cllr Jill Bayford  
Chairman of the Planning Committee

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.

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, 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 guides, for example the 2006 and the draft 2015-2031 Local Plan, flat conversion guidelines and the Broadstairs & St Peter's Town Design Statement and the impending Broadstairs & St Peter's Neighbourhood Plan that will become an integral component of the emerging Local Plan.

Over the past year, the 12 Town Council planning meetings considered a total of 289 applications.

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 47 recommendations for refusal, 16% of the total applications. 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 60 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 has appointed a voluntary Tree Warden, Karen McKenzie, who takes responsibility for examining all applications that involve tree works and bringing them to Council for consideration at meetings through the ward councillor concerned 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.

Over the past year, there have been two significant developments that have attracted public interest: application 19/0813 - Club Union Convalescent Home in Reading Street which has gone to appeal and R/TH/20/0174 - a large development in Poorhole Lane, for which the application for Reserved Matters is awaiting decision.