



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 4th JANUARY 2021

Present: Cllrs. J. Bayford (Chair), R. Binks, R. K. Binks, Buckley and D. Saunders.
Ex. Officio: Cllr. Dexter (Deputy Mayor)
Interim Town Clerk: Christine Chappell
Tree Warden: Karen McKenzie

Minutes marked * require a resolution from the Town Council

341 APOLOGIES FOR ABSENCE

Cllrs. Bailey, P. Moore and W. Moore.

342 DECLARATIONS of INTEREST

None declared.

343 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 7th December 2020. Proposed Cllr. R. Binks, Seconded Cllr. Buckley, agreed.

RESOLVED to RECEIVE the unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on the 17th December 2020. Proposed Cllr. R. Binks, Seconded Cllr. Buckley, agreed.

344 CHAIRMAN'S REPORT

None.

345 CORRESPONDENCE

NOTED that all other correspondence had been forwarded by email.

346 NEIGHBOURHOOD PLAN BUSINESS

NOTED that there was no update to report as all the information is in the draft Neighbourhood Plan Sub-Committee Minutes received by the Committee.

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.

347 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

- (i) The Committee recommends **NO OBJECTION WITH CONCERNS** to the application listed below:

20/1556/JS 21 Wrotham Road, Broadstairs CT10 1QG
Concerns: The alteration to the front boundary wall to be competently made good where it is toothed into the original wall. (Unanimous)

- (ii) The Committee recommends **NO OBJECTION** to the application listed below:

20/1351/DF The Gallery, Church Road, Broadstairs CT10 1EY
AMENDMENT (Unanimous)

- (iii) The Committee recommends **APPROVAL** to the application listed below:

20/1624/VK 14 Seven Stones Drive, Broadstairs CT10 1TW
Comment: The variation of condition 2 of planning consent 19/1400 is recommended for approval with no conditions applied. (Unanimous)

- (iv) The Committee considered this application again and recommends **APPROVAL** with the following additional comment to the concerns previously stated:

20/1507/VK Upton County Primary School, Edge End Road, Broadstairs CT10 2AH
Additional Comment: The Planning Committee fully supports Upton School's application for a new sports-hall and the School's commitment to make these sports and leisure facilities available to the wider community for hire.

In recently published plans, onsite parking is reserved entirely for school use 07.00 – 16.30 during term times and available to hirers from 16.30 – 22.00. Outside of term times, the facilities and onsite parking are available every day, including bank holidays, to hirers from 08.00-22.00.

However, there are continued concerns regarding the potential overflow of yet more cars on Edge End Road and noise. It is appreciated that the School has made considerable efforts to increase onsite parking and improve signage for cars exiting into Edge End Road, which is one-way.

Nevertheless, the Planning Committee requests that the School consider the concerns of neighbouring residents and maintains adequate monitoring of non-school activities to ensure that residents are not unduly inconvenienced by either noise or increased street parking as a result of the external use of these facilities. (Unanimous)

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

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|------------|---|
| 20/1588/RB | 2 Coronation Close BROADSTAIRS CT10 3DL |
| 20/1596/JS | 133 Percy Avenue BROADSTAIRS CT10 3LE |
| 20/1175/RB | |
| AMENDMENT | 34 Sea View Road BROADSTAIRS CT10 1BX |
| 20/1163/RB | 8A Beech Drive BROADSTAIRS CT10 2LL |
| 20/1489/ZD | 66 Ramsgate Road BROADSTAIRS CT10 1PL |
| 20/1512/GR | 38 North Foreland Road BROADSTAIRS CT10 3NN |
| 20/1527/VK | 53 Percy Avenue BROADSTAIRS CT10 3LB |
| 20/1538/ZD | 14 Wellesley Close BROADSTAIRS CT10 2HH |
| 20/1595/GR | 31 Carlton Avenue BROADSTAIRS CT10 1AG |
| 20/1604/JS | ABC Nursery 10 Percy Avenue BROADSTAIRS CT10 3LB |
| 20/1635/DF | 92 Kingsgate Avenue BROADSTAIRS Kent CT10 3LW |
| 20/1517/GR | 9 Park Avenue BROADSTAIRS CT10 2YL |
| 20/1661/ZD | 164 Bradstow Way BROADSTAIRS CT10 1AX |
| 20/1070/GR | 84 High Street BROADSTAIRS CT10 1JJ |
| AMENDMENT | |
| 20/1658/DF | 30 Kings Avenue BROADSTAIRS CT10 1DL |
| 20/1698/GR | Land Rear of 88 and 90 Dumpton Park Drive BROADSTAIRS |
| 20/1715/RB | 62 Botany Road BROADSTAIRS CT10 3SF |
| 20/1717/ZD | 166 Percy Avenue BROADSTAIRS CT10 3LF |

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

No report to receive from the volunteer Tree Warden.

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

| | |
|----------------|---|
| TPO/20/1356/DF | British Telecom Broadstairs Telephone Exchange Seafield Road BROADSTAIRS CT10 2DA Concerns: Unjustified works to trees of value in the community. The Committee supports the TDC Tree Officer report. (Unanimous) |
|----------------|---|

(ii) RESOLVED unanimously that the standard response should be sent in to all other tree applications on the weekly lists (standard response and applications set out below)

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 Tree 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/20/1665/ZD 5 Hildersham Close BROADSTAIRS CT10 2XD

349 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Committee Members who are also on the Neighbourhood Plan Sub-Committee to request that a policy on Electric Vehicle Charging Points is considered for inclusion in the review of the Plan.

Next meeting: Monday 1st February 2021 at 7pm using the Microsoft Teams Software.

Meeting closed at 7:56p.m.
Interim Town Clerk