



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 7th JUNE 2021

Present: Cllrs. J. Bayford (Chair), R. Binks, J. Buckley and P. Moore
Deputy Town Clerk: Christine Chappell
St. Peter's Ward Councillor: Mike Garner
Tree Warden: Karen McKenzie
Members of the Public: 7

Minutes marked * require a resolution from the Town Council

69 ELECTION OF CHAIRMAN AND VICE-CHAIRMAN FOR THE CIVIC YEAR 2021/22

RESOLVED to elect Cllr. J. Bayford as the Chairman for the 2021-2022 Civic Year.
Proposed Cllr. R. Binks, Seconded Cllr. P. Moore, agreed
RESOLVED to elect Cllr. J. Buckley as the Vice Chairman for the 2021-2022 Civic Year.
Proposed Cllr. R. Binks, Seconded Cllr. P. Moore, agreed.

70 APOLOGIES FOR ABSENCE

Cllrs. R. Dexter and D. Saunders

71 DECLARATIONS of INTEREST

None declared.

72 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 10th May 2021.
Proposed Cllr. R. Binks, Seconded Cllr. P. Moore, agreed.

The unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on Thursday 27th May were not available to be received.

73 OPENNESS AND TRANSPARENCY

The Chairman reminded those present of the right to record, film or broadcast any meetings of the Council, committees and subcommittees is established following the Local Government Audit and Accountability Act 2014.

74 CHAIRMAN'S REPORT

None.

75 CORRESPONDENCE

Ref. Min 545 (2020-2021)

The Deputy Town Clerk updated members on the Open Space submission on the Thanet District Council Call for Sites consultation. All the Local Green Spaces identified in the Neighbourhood Plan, but not already identified in the Local Plan have been submitted, along with an unprotected area at St. Peter's Court, Fairfield Road/Rumfields Road (Bromstone Roundabout) and Park Avenue. The previously identified unregistered small green space in Reading Street, at the entrance to the former Club Union Convalescent Home, was not submitted as it is already allocated for housing in the Local Plan.

Notice of an amendment to 21/0461/TC - Harbour Cafe 20 - 24 Harbour Street BROADSTAIRS Kent CT10 1EU for the installation of 3 no. Air Conditioning Units has been received with a deadline for additional comments of 17th June 2021, which is prior to the next Planning Committee meeting. Members discussed the amendment.
RESOLVED unanimously to make no further objection.

NOTED that all other correspondence had been forwarded by email.

76 NEIGHBOURHOOD PLAN BUSINESS

-Neighbourhood Plan Update

NOTED that there was no update to report.

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.

77 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr P. Verrall and Mr R. Archer addressed the Committee together speaking against application 21/0552//DF - Abbeyfield Broadstairs Society Ltd, 6 - 6A Luton Avenue BROADSTAIRS CT10 2DH

RESOLVED that the applications be dealt with as detailed below:

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

21/0552/DF Abbeyfield Broadstairs Society Ltd, 6 - 6A Luton Avenue,
BROADSTAIRS CT10 2DH
Concerns: Does not fulfil at least 3 of the 4 criteria of Thanet District Council Local Plan Policy HO19: Houses in Multiple Occupation. (Unanimous)

Mr Verrall and Mr Archer left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Mr T. Seed and Cllr. M. Garner, St. Peter's Ward Councillor addressed the Committee speaking against application 21/0710/DF - 49 St Peters Court BROADSTAIRS CT10 2UU

21/0710/DF 49 St Peters Court, BROADSTAIRS CT10 2UU
Concerns: Overdevelopment, negative impact on design of area and street scene. (Unanimous)

Mr Seed left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Cllr. M. Garner, St. Peter's Ward Councillor addressed the Committee speaking against application OL/21/0074/EF - Former British Gas Site Northdown Road BROADSTAIRS CT10 2UW

OL/21/0774/EF Former British Gas Site, Northdown Road, BROADSTAIRS
CT10 2UW
Concerns: Overdevelopment with severe impact on the life of residents and passing traffic. (Unanimous)

Cllr. Garner left the meeting.

- 21/0599/DF Fairlight, Reading Street, BROADSTAIRS CT10 3AX
Concerns: Design incompatible with the street scene, dominant and overbearing in a sensitive area and the impact on the green wedge. (Unanimous)
- 20/0842/GR AMENDMENT Seagulls, Cliff Promenade, BROADSTAIRS CT10 3QY
Concerns: Overdevelopment, out of keeping with the street scene and any potential underground parking may cause considerable harm to the development and the neighbouring properties due to destabilising of the cliff face. (Unanimous)

In accordance with Standing Orders 3e, 3f and 3g, Mr. R. Curtis addressed the Committee speaking for application 21/0817/JS - Upton County Primary School Edge End Road BROADSTAIRS CT10 2AH

In accordance with Standing Orders 3e, 3f and 3g, Mrs L. Judd addressed the Committee speaking against application 21/0817/JS - Upton County Primary School Edge End Road BROADSTAIRS CT10 2AH

- (ii) The Committee recommends **APPROVAL with CONCERNS** to the application listed below:

- 21/0817/JS Upton County Primary School, Edge End Road, BROADSTAIRS CT10 2AH
Concerns: The applicant considers further mitigating measures for neighbouring properties through natural planting, screening and the colour of the building. A condition of any approval by the Local Planning Authority should be that the path is closed out of school hours and the opening hours of the hall are restricted so that external lights are turned off in the evening.

Mr Curtis, Mrs Judd and another member of the public left the meeting.

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

- 21/0616/GR Fairlight, Reading Street, BROADSTAIRS CT10 3AX
Concerns: Unclear location of access on documentation.
- 21/0657/RB 6 Harbour Street, BROADSTAIRS CT10 1ET
Concerns: The intrusive nature of the appearance, noise and light pollution impact into the community of the expansion. (Unanimous)
- 21/0768/JS McDonalds, Margate Road, BROADSTAIRS CT10 2QG
Concerns: Loss of 16 parking spaces. (Unanimous)

- (iv) The Committee recommends **NO OBJECTION** to the applications listed below:

- 21/0662/RB 29 Rectory Road, BROADSTAIRS CT10 1HG (Unanimous)
21/0711/DF 13 Linden Avenue, BROADSTAIRS CT10 1HR (Unanimous)

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

- 21/0546/TC 7 Rugby Close, BROADSTAIRS CT10 2XA
21/0551/TC 14 Bevan Mansions, North Foreland Road, BROADSTAIRS CT10 1FE
21/0560/JS 12 Detling Avenue BROADSTAIRS CT10 1SL
21/0592/JS Tesco Extra, 475 Margate Road BROADSTAIRS

21/0640/ZD 47 Gladstone Road, BROADSTAIRS CT10 2HY
 A/21/0658/RB 6 Harbour Street, BROADSTAIRS CT10 1ET
 21/0371/EF Land West of McDonalds, New Cross Road, BROADSTAIRS
 AMENDMENT
 21/0115/TC Flat 6, Chandos Square, BROADSTAIRS CT10 1QN
 21/0653/ZD 32 The Ridgeway, BROADSTAIRS CT10 2HE
 21/0656/RB 29 King Edward Avenue, BROADSTAIRS CT10 1PH
 21/0691/JS 92 Park Avenue, BROADSTAIRS, CT10 2EZ
 21/0701/GR 32 Sea View Road, BROADSTAIRS CT10 1BX
 21/0714/TC 26 Convent Road, BROADSTAIRS CT10 3BE
 21/0731/RB 54 Whitfield Avenue, BROADSTAIRS CT10 3HX
 21/0750/VK 28 Grange Way, BROADSTAIRS CT10 2YP
 A/21/0769/JS McDonalds, Margate Road, BROADSTAIRS CT10 2QG
 21/0234/VK 19 Eastern Esplanade, BROADSTAIRS CT10 1DR
 AMENDMENT
 L/21/0470/RB 8 Stone House, North Foreland Road, BROADSTAIRS CT10 3NT
 21/0692/TC Land Rear Of 88 And 90 Dumpton Park Drive, BROADSTAIRS
 21/0700/GR 86 Fitzroy Avenue, BROADSTAIRS CT10 3LT
 21/0782/TC 21 Harrow Dene, BROADSTAIRS CT10 2XF
 21/0808/DF 1 - 3 Albion Street, BROADSTAIRS CT10 1LU
 21/0813/EF St Georges Secondary School, Westwood Road, BROADSTAIRS CT10 2LH
 21/0810/JS 8 Sea Breeze, Ocean Drive, Broadstairs CT10 3BX
 21/0835/GR 9 Leybourn Road, BROADSTAIRS CT10 1TE
 20/1769/RB Coach House, Leybourn Road, BROADSTAIRS CT10 1TE
 AMENDMENT

78 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/21/0726/DF Clontarf Cottage, George Hill Road, BROADSTAIRS CT10 3JT
 Concerns: The works are unnecessary. The Committee support the
 comments in the report of the Thanet District Council Biodiversity and
 Horticulture Officer. (Unanimous)

TPO/21/0736/JS East Kent College, Ramsgate Road, BROADSTAIRS CT10 1PN
 Concerns: Missing information, there is no report from the Thanet
 District Council Biodiversity and Horticulture Officer. (Unanimous)

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

TPO/21/0725/RB 49 St Peters Court, BROADSTAIRS, CT10 2UU (Unanimous)

(iii) 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 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)

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.

TPO/21/0715/RB	6 Ocean View, BROADSTAIRS CT10 1TP
TPO/21/0739/TC	84 The Silvers, BROADSTAIRS CT10 2LZ
TPO/21/0773/DF	Lanthorne House, Lanthorne Road, BROADSTAIRS CT10 3LX
TPO/21/0864/RB	22 Fig Tree Road, BROADSTAIRS CT10 3AQ

79 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

To discuss the enforcement of a replanting condition by the Local Planning Authority before any further permission is granted for additional tree works.

Next meeting: Monday 5th July at 7pm in the Council Chamber at Pierremont Hall.

Meeting closed at 8.48p.m.
 Deputy Town Clerk