



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 7th SEPTEMBER 2020

Present: Cllrs. Bailey, J. Bayford (Chair), R. Binks, R. K. Binks, Buckley and Garner (Substitute)
Ex Officio: Cllr. Dexter (Deputy Mayor)
Town Clerk: Danielle Dunn
Deputy Town Clerk: Christine Chappell
Tree Warden: Karen McKenzie
Member of the Public: Ms P. Martin

Minutes marked * require a resolution from the Town Council

140 APOLOGIES FOR ABSENCE

Cllrs. P. Moore and W. Moore.

141 DECLARATIONS of INTEREST

None declared.

142 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 3rd August 2020. Proposed Cllr. R. K. Binks, Seconded Cllr. Dexter, agreed.

143 CHAIRMAN'S REPORT

None.

144 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email.

Cllr. R. Binks joined the meeting

145 NEIGHBOURHOOD PLAN BUSINESS

- The Neighbourhood Plan Sub-Committee is meeting socially distanced on Thursday 17th September and Thursday 22nd October at 10.00am in the Council Chamber.
- If any Member is interested in joining the Sub-Committee, please advise the Town Clerk.

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.

146 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Ms P. Martin addressed the Committee speaking against application 20/0801/VK – 1 Chandos Road, Broadstairs CT10 1QP

Cllr. Bailey joined the meeting.

RESOLVED that the applications be dealt with as detailed below:

- (i) The Committee recommends **No Objection with Concern** of the application listed below:

20/0801/VK 1 Chandos Road, Broadstairs CT10 1QP
Concerns: Early opening hours. Opening from 10.30am is considered acceptable. This will be advised to Licensing. As per the Kent Police request, a site specific Designing out Crime and Crime Prevention Plan is required as a condition of any planning approval. (Unanimous)

Ms P. Martin left the meeting.

20/0575/GR
AMENDMENT Green Lawns, 16 Sowell Street, Broadstairs CT10 2AT
Concerns: Lack of planning for protection of trees during the build. Request that TPO's are made for the trees already in place and a condition required that developer replaces trees if they die within 10 years of the development. No TDC Tree Officer report uploaded to the Planning Portal. (Unanimous)

- (ii) The Committee recommends **Refusal** of the applications listed below with the following concerns:

20/0836/ZD Appleton, North Foreland Avenue, Broadstairs CT10 3QR
Concerns: Proximity of the proposed development to the neighbour's boundary. Confirmation required that it does not affect the amenity of the neighbour. (Unanimous)

20/0988/DF 13 Linden Avenue, Broadstairs CT10 1HR
Concerns: Cramming and overdevelopment. (Unanimous)

20/0591/AH
AMENDMENT Kingsgate College, Convent Road, Broadstairs CT10 3BE
Concerns: The introduction of a footpath cannot be justified at the expense of the sizable loss of tree canopy in this protected and sensitive area in the Green Wedge. (Unanimous)

20/0884/VK 49A Belvedere Road, Broadstairs CT10 1PF
Concerns: 3rd storey entirely out of keeping with the street scene. It is exceptionally dominant in the street and town. Adjacent to the Central Broadstairs Conservation Area, any proposal must be subject to the approval of the TDC Conservation Officer. (Unanimous)

20/0997/GR Land rear of 67 Stone Road, Broadstairs CT10 1EB
Concerns: Inappropriate development in this location by virtue of the cramming nature of the proposal. (Unanimous)

(iii) The Committee recommends **No Objection** to the application listed below:

20/1054/JS McDonalds Restaurant, Westwood Road, Broadstairs
CT10 2NN (Unanimous)

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

20/0839/GR 71 Church Street BROADSTAIRS CT10 2TU
20/0712/VK 115 Percy Avenue BROADSTAIRS CT10 3LD
20/0863/GR 29 Osborne Road BROADSTAIRS CT10 2AF
20/0900/DF 9 Granville Road BROADSTAIRS CT10 1QB
20/0976/JS 57 Carlton Avenue BROADSTAIRS Kent CT10 1BA
20/0948/VK 20 Seacroft Road BROADSTAIRS CT10 1SJ
20/0924/VK 19 Carlton Avenue BROADSTAIRS CT10 1AG
20/1002/GR Thanet Lodge, Second Avenue BROADSTAIRS
CT10 3LN
20/0996/RB 16 North Foreland Road BROADSTAIRS CT10 3NN
L/20/0944/GR The Yarrow, East Kent College Ramsgate Road BROADSTAIRS
CT10 1PN
20/1005/VK Flat 5, 11 Victoria Parade BROADSTAIRS CT10 1QS
20/1018/VK 14 Seven Stones Drive BROADSTAIRS CT10 1TW
20/1012/GR 2 Davids Close BROADSTAIRS CT10 1RD
20/1084/RB 54 Lindenthorpe Road BROADSTAIRS CT10 1BQ
OL/20/1088/EF Land South West Of The Nightingales, Ramsgate Road
MARGATE

147 TOWN COUNCIL'S STANDARD RESPONSE LETTER IN RESPECT OF ANY TREE WORK APPLICATIONS NOT RESERVED FOR INDIVIDUAL CONSIDERATION

AGREED to defer the review of the wording of the standard response letter and any amendments required to 5th October 2020 meeting.

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

Receive the emailed report from the volunteer Tree Warden.

(i) The Committee recommends **refusal** of the applications listed below with the following concerns:

TPO/20/858/RB 55 Lanthorne Road, BROADSTAIRS CT10 3NA
Concerns: TDC Tree Officer visit and report required. 50% crown reduction considered excessive. (Unanimous)

TPO/20/0987/ZD 5 Walnut Close, Broadstairs CT10 2EL
Concerns: TDC Tree Officer visit and report required. 25% reduction considered excessive. (Unanimous)

TPO/20/0871/JS Bradstow School, 34 Dumpton Park Drive, Broadstairs CT10 1BY
Concerns: Unnecessary work with the exception of T8. TDC Tree Officer report not on TDC Planning Portal. (Unanimous)

TPO/20/1047/ZD 9 Upton Grange, Broadstairs CT10 2NS
Concerns: TDC Tree Officer visit and report required. (Unanimous)

TPO/20/0865/VK	8 Beech Drive, Broadstairs CT10 2LL Concerns: Tree removal is unnecessary as it is healthy and of good form and not damaging property. (Unanimous)
TPO/20/0960/ZD	130 Gladstone Road, Broadstairs CT10 2JB Concerns: Information missing. Further analysis of trees required as do not appear to be dangerous, diseased or unhealthy. TDC Tree Officer report not on TDC Planning Portal. (Unanimous)
TPO/20/1099/ZD	20 Caroline Crescent, Broadstairs CT10 2XB Concerns: Work requested is too drastic, alternative more sympathetic work programme required. TDC Tree Officer report not on Planning Portal. (Unanimous)
TPO/20/1100/ZD	9 Park Avenue, Broadstairs CT10 2YL Concerns: Work is too drastic for maiden trees. Alternative work plan required. (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)

"Application be subject to inspection by the Arboricultural Officer at TDC and with Town Council recommendations as follows:

- 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%.
- Works required for structural reasons i.e. impact of root damage to foundations and drains be recognised.
- It is a criminal offence under the Wildlife and Countryside Act to disturb nesting birds. Tree works should not be permitted to take place during the main nesting period from mid-March until the end of August. Birds can nest in any month of the year. There should be conditions requiring the applicant to check for nesting 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."

TPO/20/0967/RB	1 And 3 Whiteness Road BROADSTAIRS CT10 3QQ
TPO/20/1116/DF	24 Sowell Street BROADSTAIRS CT10 2AU
TCA/20/1107/RB	Green Oak, Reading Street BROADSTAIRS CT10 3AX
TPO/20/1105/JS	12 Repton Close BROADSTAIRS CT10 2UZ
TPO/20/1111/VK	15 Selwyn Drive BROADSTAIRS CT10 2SW
TPO/20/1112/VK	31 Selwyn Drive BROADSTAIRS CT10 2SW
TPO/20/1138/ZD	79 Bromstone Road BROADSTAIRS CT10 2HX

Ref. Min 108. Deputy Town Clerk advised:

- A review of recent tree applications on the TDC Planning Portal, show the TDC Tree Officer is listed as a consultee.
- The Deputy Town Clerk Officer is now emailing the weekly planning list to TDC Tree Officer.
- TDC Tree Officer is copying the Tree Warden and Deputy Town Clerk in on the reports following site visits.

- The majority of the TDC Tree Officer reports do not appear to be being uploaded to the Planning Portal.

AGREED the Deputy Town Clerk will write to the TDC Planning Applications Manager to request the TDC Tree Officer is supported with training on how to use the Planning Portal and request that the tree reports are uploaded to the Planning Portal.

149 MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT CONSULTATION – PLANNING FOR THE FUTURE

The Town Clerk gave an overview of the changes being proposed.

Cllrs. reviewed the draft comments.

Please see Attachment A for a draft of the responses RESOLVED.

150 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Ref. Min 147. Review of the wording of the standard response letter and agree any amendments required.

Discuss ideas on how to make tree owners aware of their maintenance responsibilities.

Deputy Town Clerk to comment on the licensing application for 1 Chandos Road in respect of the proposed early opening time.

Next meeting: Monday 5th October 2020 at 7pm. Platform/Venue to be confirmed depending on Covid-19 guidelines.

Meeting closed at 8:48p.m.
Deputy Town Clerk

ATTACHMENT A

Planning for the Future Consultation

Broadstairs & St. Peter's Town Council (BSPTC) considered the contents of the 'Planning for The Future' consultation at the Planning Committee held on the 7th September 2020 and wishes to make the following comments:

1. BSPTC objects to the reduction in consultation opportunities, for both the community and the lower level of Government, which will arise from the reducing the length of time to produce a Local Plan to a maximum of 30 months.
Thanet are in a fortunate position in that their Local Plan has recently been adopted and so the new proposals won't affect Thanet immediately. However, with a reduction in plan preparation to 30 months, there will be less time for public consultation and by the time the community sees the plan it will almost be in draft form. It is known from experience that once a plan reaches a certain stage, it becomes much harder to change.
2. BSPTC objects to the removal of the S106 process from the planning system. BSPTC has personally benefitted from the S106 system and has been able to deliver a major community project off the back of it. It is clear nationally that the Community Instructure Levy, or a similar process is too difficult and slow to administer and this would have a detrimental impact on the delivery of community projects on the ground.
3. BSPTC objects to the provision of top-down housing targets. Any housing delivery targets should be based on data and evidence gathered at the local level and by the community and lower level government that are based in these areas. They know the social and economic pressures in their area better and in more detail than any national body.
4. BSPTC considers that there is an omission to the 'Zoned Area' proposal - Areas will now be zoned for "growth", "renewal" or "protection". It is really important that locally designated areas have an opportunity to be zoned into one of the three designated categories. For example, in Broadstairs there is a Greed Wedge which is allocated in both the Local Plan and the Broadstairs Neighbourhood Plan and should be zoned as a 'protected area'. However, it seems that the proposals only designate areas that have a national protection status.
5. The provision of a new design code and chief officer for design for local areas is a really good idea and is supported.
6. The move to a digital approach to planning, with digital consultations and the submission of all planning applications is supported. However, consideration needs to be taken of the people who might not have access to this type of consultation format. How will hard to reach groups be contacted?
7. The promotion of a 'Zero Carbon ready' in all new build developments is supported and is a great edition to the new planning system.