



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 2nd NOVEMBER 2020

Present: Cllrs. Bailey, J. Bayford (Chair), R. Binks, R. K. Binks, Buckley and W. Moore
Ex. Officio: Cllr. P. Moore (Mayor) and Cllr. Dexter (Deputy Mayor)
Kingsgate Ward Councillor. Robert Bayford
St. Peter's Ward Councillor: Mike Garner
Deputy Town Clerk: Christine Chappell
Tree Warden: Karen McKenzie
Members of the Public: Mr G. De Buriatte, Mr P. Le Comte and Mr R. Helliwell

Minutes marked * require a resolution from the Town Council

254 APOLOGIES FOR ABSENCE

Full Attendance.

255 DECLARATIONS of INTEREST

Cllrs. P. Moore and W. Moore declared a non-pecuniary interest in application 20/1214/VK – 1 Harrow Dene, Broadstairs CT10 2UY as the applicant's family is known to them.

256 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 5th October 2020. Proposed Cllr. P. Moore, Seconded Cllr. R. Binks, agreed.

RESOLVED to RECEIVE the unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on the 22nd October 2020. Proposed Cllr. P. Moore, Seconded Cllr. R. Binks, agreed.

257 CHAIRMAN'S REPORT

None.

258 CORRESPONDENCE

The Housing Communities and Local Government Select Committee have launched an online public survey into the future of the planning system in England. The deadline for responses is 11th November. The details will be forwarded to Members by email. NOTED that all other correspondence had been forwarded by email.

259 NEIGHBOURHOOD PLAN BUSINESS

The Deputy Town Clerk gave a verbal update:

-The application has been submitted to Locality for the new round of government funding for the review of the Neighbourhood Plan. The work on the review can begin four weeks after the submission. The next Neighbourhood Planning Committee meeting is due to be held remotely on Thursday 26th November 2020 at 10.00pm.

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.

260 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr G. De Burratte addressed the Committee speaking for application 20/1214/VK - 1 Harrow Dene, Broadstairs CT10 2UY

In accordance with Standing Orders 3e, 3f and 3g, Mr R. Helliwell addressed the Committee speaking against application 20/1214/VK - 1 Harrow Dene, Broadstairs CT10 2UY

In accordance with Standing Orders 3e, 3f and 3g, Cllr. M. Garner addressed the Committee speaking in respect of application 20/1214/VK - 1 Harrow Dene, Broadstairs CT10 2UY

RESOLVED that the applications be dealt with as detailed below:

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

20/1214/VK	1 Harrow Dene, Broadstairs CT10 2UY Concerns: Overbearing, out of character with the area and poor design. (Unanimous) Cllrs. P and W. Moore did not take part in the discussion or the vote on the recommendation.
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Mr De Buriatte and Mr Helliwell left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Cllr. R. Bayford addressed the Committee speaking against application 20/1310/GR - Castle Lodge, Joss Gap Road, Broadstairs CT10 3PG

20/1310/GR	Castle Lodge, Joss Gap Road, Broadstairs CT10 3PG Concerns: Against the aims and objectives of the Green Wedge Policy SP25. (Unanimous)
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Cllr. R. Bayford left the meeting.

20/1067/VK	Little Newlands Piggery, Newlands Lane, Ramsgate Concerns: Against the Secretary of State conditions in appeal ruling APP/Z2260/C/19/3219882 dated 3 rd February 2020 and overdevelopment in the Green Wedge, detrimental to local amenities, lack of parking, inadequate sewage and drainage in close proximity to a school. (Unanimous)
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20/1270/VK	44 Stone Road, Broadstairs CT10 1DZ Concerns: Out of character and dominating the street scene. (Unanimous)
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20/1348/VK	Flat 3, 12 Victoria Parade, Broadstairs CT10 1QS Concerns: In a Conservation Area, out of keeping with the street scene. (Unanimous)
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20/1367/JS Hackemdown, Holland Close, Broadstairs CT10 3QJ
Concerns: No reference to BS25837:2012 – Trees in relation to Design, Demolition and Construction Recommendations in consideration of the root protection area of the TPO'd trees on the border of the development. Request TDC Tree Officer undertakes a site visit to review practicalities and planting options in the design.(Unanimous)

Cllr. Bailey left the meeting due to internet connection issues.

20/1371/DF 2 Crossway, Broadstairs CT10 1FD
Concerns: Out of keeping with the street scene. (Unanimous)

20/0842/GR
AMENDMENT Seagulls, Cliff Promenade, Broadstairs CT10 3QY
Concerns: Overdevelopment, siting of building is out of keeping with the street scene.
Clarification of the amendment is required, insufficient information provided. (Unanimous)

- (ii) The Committee recommends **Objection with Concerns** to the applications listed below:

20/1269/RB 3 Dickens Road, Broadstairs CT10 1DX
Concerns: Access and overhanging rights. Fixtures and fittings impinge on the neighbouring property boundary. (Unanimous)

20/1042/GR 165 Westwood Road, Broadstairs CT10 2NR
Concerns: Inadequate access and parking. (Unanimous)

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

20/1121/DF Broadstairs Chiropractic Clinic 9 Queens Road, Broadstairs CT10 1NU
20/0578/GR Land Adjacent 1 Albert Road BROADSTAIRS
20/1060/VK 53 to 55 Albion Street, BROADSTAIRS CT10 1NE
20/1061/VK 53 to 55 Albion Street BROADSTAIRS CT10 1NE
20/1246/DF 92 Kingsgate Avenue BROADSTAIRS CT10 3LW
AMENDMENT
20/1063/RB 33 Ranelagh Grove BROADSTAIRS CT10 2TE
20/1322/GR 39 Reading Street BROADSTAIRS CT10 3AZ
20/1337/RB Retail Unit 8-12 High Street BROADSTAIRS
20/1359/JS 227 Beacon Road BROADSTAIRS CT10 3DY

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

Received the emailed report from the volunteer Tree Warden.

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

TPO/20/1287/ZD Hawkswood, Woodland Way, Broadstairs CT10 3QD
Concerns: Felling of the yew tree.

TPO/20/1317/ZD 5 Holy Cross Way, Broadstairs CT10 1FQ
Concerns: Damage appears to be minor. Root protection around the edge of the open space is a remedy and should have been put in place at the time of the build. (Unanimous)

(ii) The Committee recommends **NO OBJECTION WITH CONCERNS** of the application listed below:

TPO/20/1393/DF Willow Court, St. Peter's Park Road, Broadstairs CT10 2BQ
Concerns: Work to be undertaken by a specialist arborist and carefully monitored by the TDC Tree Officer, as the tree is important to the town. (Unanimous)

(iii) The Committee recommends APPROVAL of the application listed below:

TPO/20/1396/ZD St. Stephens Manor, North Foreland Road, Broadstairs CT10 3FA

(iv) 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/20/1343/ZD 5 Walnut Close, BROADSTAIRS CT10 2EL
TPO/20/1340/DF 11 Crow Hill BROADSTAIRS CT10 1HN
TPO/20/1368/VK 3 Mill Field, BROADSTAIRS CT10 2UX
TPO/20/1112/VK 31 Selwyn Drive BROADSTAIRS CT10 2SW
AMENDED
TPO/20/1398/VK Addison Lodge, Balliol Road, BROADSTAIRS CT10 3EH
TCA/20/1395/JS Beacon Cottage, Trinity Square, BROADSTAIRS CT10 3BA
TPO/20/1429/RB 55 Lanthorne Road BROADSTAIRS CT10 3NA

262 CREATION OF NEW WEBSITE PAGE TO INFORM TREE OWNERS OF THEIR MAINTENANCE RESPONSIBILITIES

DEFERRED the discussion and agreement of the wording for the new website page to a future meeting.

263 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Wording for new website page for Tree Works.

Discussion on the draft Tree Strategy prepared and circulated by the Tree Warden.

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

Meeting closed at 8:41p.m.
Deputy Town Clerk