



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 29th MARCH 2021

Present: Cllrs. Bailey, J. Bayford (Chair), R. Binks, R. K. Binks and Buckley
Ex. Officio: Cllrs. P. Moore
Town Clerk: Kirsty Holroyd
Deputy Town Clerk: Christine Chappell
Tree Warden: Karen McKenzie
Members of the Public

Minutes marked * require a resolution from the Town Council

497 APOLOGIES FOR ABSENCE

Cllrs. Dexter and W. Moore

498 DECLARATIONS of INTEREST

None declared.

499 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 1st March 2021.
Proposed Cllr. R. Binks, Seconded Cllr. P. Moore, agreed.

RESOLVED to RECEIVE the unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on Thursday 25th March 2021.

500 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.

501 CHAIRMAN'S REPORT

None.

502 CORRESPONDENCE

NOTED that all other correspondence had been forwarded by email.

503 NEIGHBOURHOOD PLAN BUSINESS

-Neighbourhood Plan Update

Members were advised that the first edition of the Neighbourhood Plan will proceed to referendum on the 6th May 2021. It will be explained and marketed to the community after the community consultation on the second edition has finished.

Work is continuing on the second edition of the Neighbourhood Plan. The end date for the community consultation has been set as 19th April 2021. The preceding week will be used to try and get some hard copy surveys circulated and completed. As lockdown has ended, it is hoped that a socially

distanced hard copy survey distribution can also be undertaken at Pierremont Hall, date to be confirmed.

Moving into the new financial year, Kirsty Holroyd Town Clerk will start taking the lead on the Neighbourhood Plan, but will continue to be supported by Danielle Dunn, Planning Consultant, whose input has been funded by Locality.

DISCUSSED that the referendum requires explanation and marketing to the community. The Deputy Town Clerk confirmed that posts for the Town Council website and social media platforms have been prepared and are due to be uploaded/released on Tuesday 30th March.

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.

504 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr Homer addressed the Committee speaking against application 21/0199/RB - 21 Seacroft Road Broadstairs CT10 1TL

RESOLVED that the applications be dealt with as detailed below:

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

21/0199/RB 21 Seacroft Road Broadstairs CT10 1TL
Concerns: Overdevelopment, out of keeping with the street scene, loss of light to neighbours, overshadowing and overbearing. (Unanimous)

Mr Homer left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Mr Verrall addressed the Committee speaking against application OL/21/0319/DF Abbeyfield Broadstairs Society Ltd, 6- 6A Luton Avenue Broadstairs.

In accordance with Standing Orders 3e, 3f and 3g, Ruth Bailey, Viking Ward Councillor, addressed the Committee speaking on application OL/21/0319/DF Abbeyfield Broadstairs Society Ltd, 6- 6A Luton Avenue Broadstairs.

OL/21/0319/DF Abbeyfield Broadstairs Society Ltd, 6- 6A Luton Avenue Broadstairs.
Concerns: Out of keeping with street scene, overdevelopment, in contravention of Local and Neighbourhood Plans, loss of amenity space and application form contains incorrect information. (Unanimous)

21/0204/RB 2 Holy Cross Way, Broadstairs CT10 1FQ
Concerns: Design of outbuilding and impact on amenity of neighbour, creating overshadowing with a significant level of loss of sunlight and daylight to garden leading to a greater sense of enclosure and feeling of being hemmed in due to the proposed enhanced height and width of the garage extension which is over bearing and out of scale.
The design of the proposed extension to the garage looks too dominant, out of scale and over-bearing in terms of the existing garage. The proposed garage extension will affect the character of the neighbourhood as it is out of

scale and out of character in terms of its appearance compared to the existing development in the vicinity. (Unanimous)

21/0290/DF 9 Queens Road Broadstairs CT10 1NU
Concerns: Overdevelopment, too high, loss of privacy to neighbours' gardens and out of keeping with the area. (Unanimous)

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

21/0234/VK 19 Eastern Esplanade Broadstairs CT10 1DR (Unanimous)
21/0176/EF Land Adjacent to 47 Lanthorne Road Broadstairs (Unanimous)
21/0324/JS 35 Dane Court Gardens Broadstairs CT10 2SD (Unanimous)

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

21/0252/TC 10 Convent Road Broadstairs CT10 3BE
Concern: The LPA is requested to include the times that construction is permitted in any permission that is granted. (Unanimous)

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

21/0167/TC 38 Masons Rise BROADSTAIRS CT10 1AZ
21/0202/ZD 4 Buckingham Road BROADSTAIRS CT10 1QR
21/0206/DF 18 Wellesley Close BROADSTAIRS CT10 2HH
21/0213/JS 21 Dumpton Park Drive BROADSTAIRS CT10 1RQ
L/21/0228/GR 6 Selwyn Court, 62 St Peters Road, BROADSTAIRS CT10 2SR
21/0108/GR Flat 3, 6 Eastern Esplanade, BROADSTAIRS CT10 1DP
21/0248/ZD 11 Albert Road BROADSTAIRS CT10 3HY
21/0274/RB 3 Dundonald Road BROADSTAIRS CT10 1PE
L/20/1216/DF Broadstairs and St. Peter's Town Council, Cockerell Suite, Pierremont Hall
Pierremont Park CT10 1JX
21/0232/DF 34 Fairfield Road, BROADSTAIRS CT10 2JX
21/0235/RB 62 Dumpton Park Drive, BROADSTAIRS CT10 1RJ
21/0325/JS 35 Dane Court Gardens, BROADSTAIRS CT10 2SD
21/0105/JS 36 Linden Avenue, BROADSTAIRS CT10 1HR
21/0125/RB 29 Dumpton Park Drive, BROADSTAIRS CT10 1RQ
21/0230/TC 36 Cherry Gardens, BROADSTAIRS CT10 2NE
21/0293/RB 5 Ocean View, BROADSTAIRS CT10 1TP
21/0371/EF Land West of McDonalds, New Cross Road, Broadstairs
21/0365/JS 31 Warren Drive BROADSTAIRS CT10 2RS
KCC/TH/0052/2021 St. Mildreds Primary School, St. Mildreds Avenue, BROADSTAIRS
CT10 2BX

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

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

TPO/21/0420/JS 8 Woodland Way BROADSTAIRS CT10 3QD
Concerns: No report available from the TDC Biodiversity and Horticulture Officer and the crown reduction does not comply with the Town Council policy of a maximum of 20%. (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 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/21/0229/ZD	36 Cherry Gardens BROADSTAIRS CT10 2NE
TPO/21/0267/TC	29 Selwyn Drive BROADSTAIRS CT10 2SW
TPO/21/0282/TC	St Peters Memorial Hall 31 High Street, St. Peter's BROADSTAIRS
TCA/21/0271/VK	49 Reading Street BROADSTAIRS CT10 3AZ
TPO/21/0352/DF	Old Convent Farm House Reading Street BROADSTAIRS CT10 3AX
TPO/21/0347/VK	April Cottage, Woodland Way BROADSTAIRS CT10 3QD
TCA/21/0329/DF	17 Rectory Road BROADSTAIRS CT10 1HG
TPO/21/0278/VK	65 Lanthorne Road BROADSTAIRS CT10 3LX
TPO/21/0383/DF	Rosemary Cottage, Reading Street, BROADSTAIRS CT10 3AX

DISCUSSED the condition on granted tree works application 19/1718/JS – 8 Woodland Way, decision letter dated 6th January 2021.

Deputy Town Clerk to ask the TDC Biodiversity and Horticulture Officer to check if the replacement has been planted and the condition discharged.

506 THANET DISTRICT COUNCIL CONSULTATION ON THEIR STATEMENT OF COMMUNITY INVOLVEMENT REVIEW

Discussed the consultation.

RESOLVED to note the content and make no comment.

507 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Next meeting: Monday 10th May 2021 at 7pm. Platform/Venue to be confirmed.

Meeting closed at 8.30p.m.
Deputy Town Clerk