



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 2nd August 2021

Present: Cllrs. R. Bailey, J. Bayford (Chair), R. Binks, P. Moore and D. Saunders
Deputy Town Clerk: Christine Chappell
Tree Warden: Karen McKenzie
Members of the Public: 1

Minutes marked * require a resolution from the Town Council

172 APOLOGIES FOR ABSENCE

Cllr. R. Dexter.
Cllr. J. Buckley was not in attendance.

173 DECLARATIONS of INTEREST

None declared.

174 MINUTES

RESOLVED to receive and approve by signing the minutes of the meeting held on Monday 5th July 2021. Proposed Cllr. R. Binks, Seconded Cllr. D. Saunders, agreed.

RESOLVED to receive the unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on Thursday 8th July 2021. Proposed Cllr. D. Saunders, Seconded Cllr. J. Bayford.
NOTED that there were no recommendations to consider.

175 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.

176 CORRESPONDENCE

The Deputy Town Clerk gave details of the email correspondence regarding the non-receipt of the information in respect of the application for tree works TPO/21/1063/TC at Broadstairs Cricket Club, The Pavilion, Park Avenue BROADSTAIRS CT10 2EX for the felling of an Oak tree.
RESOLVED to discuss the application under agenda item 9.

The Deputy Town Clerk advised that advice had been received of a further amendment to 21/0817/JS – Upton County Primary School. This would be listed for consideration at the next Planning meeting in September. Cllr. D. Saunders advised that this amendment related to revisions agreed at the last site visit.

The Committee discussed that several site visits and subsequent reports by the TDC Tree Officer for tree work applications on lists 27 to 30 had not been received prior to the meeting. This was due to the high number of applications currently being received. The Committee valued these informative reports.

RESOLVED that the applications below which had no report available at the time of this meeting although not on the reservation list for discussion under agenda 9, would be objected to with the

comment that there was no evidence of a site visit being undertaken or comment available from the TDC Tree Officer.

TPO/21/1028/DF	5 Mill Field, BROADSTAIRS CT10 2UX
TPO/21/1035/TC	10 Harrow Dene, BROADSTAIRS CT10 2UY
TCA/21/1027/DF	1 Culmers Allotments, BROADSTAIRS CT10 1AJ
TCA/21/1032/ZD	6 Devonshire Terrace, BROADSTAIRS CT10 1HH
TCA/21/1034/TC	43 Callis Court Road, BROADSTAIRS CT10 3AU
TPO/21/1126/ZD	7 Walnut Close BROADSTAIRS CT10 2EL

NOTED that all other correspondence had been forwarded by email.

177 CHAIRMAN'S REPORT

None.

178 NEIGHBOURHOOD PLAN BUSINESS

Ref. Min. 53 (2021-2022) Tree Strategy Min. 120 (2021-2022) Neighbourhood Plan Business Members discussed the updated list of Policy and Project recommendations to be included in the Neighbourhood Plan and agreed that the following should be added to Project Recommendation 10. All reputable suppliers will have a published Biosecurity Policy. The policy should include the elements recommended by the Arboricultural Association:
(<http://www.trees.org.uk/Trees.org.uk/media/Trees-org.uk/Documents/AA-Biosecurity-Policy.pdf>).

RESOLVED to APPROVE the updated list of Policy and Project recommendations to be included in the Neighbourhood Plan with the additional wording for Project Recommendation 10 as agreed above subject to a final review by 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.

179 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

21/0999/RB 33 Ranelagh Grove, Broadstairs CT10 2TE (Unanimous)

(ii) The Committee takes a **NEUTRAL STANCE** to the application listed below:

21/0617/GR Wellesley House School, 114 Ramsgate Road, Broadstairs CT10 2DG
AMENDMENT Concerns: A condition is set for the replacement of felled trees 1:1 with semi-mature plants and access is very close to the main route taken by traffic entering Broadstairs. (Unanimous)

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

L/21/0621/TC 32 Albion Street, BROADSTAIRS CT10 1LU
21/0846/DF 6 Osborne Road, BROADSTAIRS CT10 2AE
21/0952/GR Boat Park, East Cliff Promenade, Broadstairs

21/0945/GF	39 Reading Street, BROADSTAIRS CT10 3AZ
21/0995/DF	35 Pierremont Avenue, BROADSTAIRS CT10 1NT
21/1011/AH	Clifftop, North Foreland, Avenue BROADSTAIRS
21/1012/JS	27 Salisbury Avenue, BROADSTAIRS CT10 2DU
21/1020/JS	97 Kingsgate Avenue, BROADSTAIRS CT10 3LH
21/0882/DF	15 Albion Street, BROADSTAIRS CT10 1LU
21/0932/RB	39 Masons Rise, BROADSTAIRS CT10 1AZ
21/1041/GR	68 Bromstone Road, BROADSTAIRS CT10 2HT
21/1062/TC	56 Pierremont Avenue, BROADSTAIRS CT10 1NL
21/1075/AH	Kingsgate College, Convent Road, BROADSTAIRS
21/1079/TC	219 Bradstow Way, BROADSTAIRS CT10 1AX
21/1084/TC	42 Oaklands Avenue, BROADSTAIRS CT10 2SQ
21/1091/ZD	28 Warren Drive, BROADSTAIRS CT10 2RS
21/0510/RB	Castlemere, Waldron Road, BROADSTAIRS CT10 1TB
21/1026/DF	39 Lindenthorpe Road, BROADSTAIRS CT10 1BG
21/1120/DF	14 Western Esplanade, BROADSTAIRS CT10 1TD
21/1115/EF	105 Beacon Road, BROADSTAIRS CT10 3DG
21/1118/GR	74 Park Avenue, BROADSTAIRS CT10 2EZ
21/1125/ZD	126 Bradstow Way, BROADSTAIRS CT10 1AR
21/1149/EF	Fairfield Manor, Fairfield Road BROADSTAIRS

180 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 application listed below:

TPO/21/1063/TC	Broadstairs Cricket Club, The Pavillion, Park Avenue BROADSTAIRS CT10 2EX Concerns: This oak is an exceptionally significant and important tree. There is no substantial evidence to suggest that the tree is at fault. There would appear to be issues with the original built foundations. The tree has been compromised by the erection of buildings close to it. (Unanimous)
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(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/21/1077/JS	29 Dane Court Gardens, BROADSTAIRS CT10 2SB
TPO/21/1033/RB	29 Grange Road, BROADSTAIRS CT10 3EP
TPO/21/1031/JS	5 St Christophers Green, BROADSTAIRS CT10 2SS
TCA/21/1030/RB	The Clock House, Elmwood Close BROADSTAIRS CT10 3AY
TPO/21/1113/RB	Holmoaks, Woodland Way, BROADSTAIRS CT10 3QD
TPO/21/1172/JS	18 Maxine Gardens, BROADSTAIRS CT10 2SU
TPO/21/1191/JS	29 Dane Court Gardens, BROADSTAIRS CT10 2SB

181 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Members discussed the request from the Tree Warden for payment of the £300 p.a. subscription to Planning Resource website.

RESOLVED that as this the website is aimed at planning professionals this subscription will not be paid for by the Town Council.

Next Meeting: Monday 6th September at 7pm in the Council Chamber at Pierremont Hall.

Meeting closed at 19:41hrs
Deputy Town Clerk