



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 6th DECEMBER 2021

Present: Cllrs. Bailey, J. Bayford (Chair), R. Binks, Buckley, Dexter, P. Moore and D. Saunders
Deputy Town Clerk: Christine Chappell
St. Peter's Ward Cllr. Garner
Members of the Public: Two

Minutes marked * require a resolution from the Town Council

386. APOLOGIES FOR ABSENCE

Full Attendance.

387. DECLARATIONS OF INTEREST

Cllr. P. Moore declared a significant interest in application 21/1733/GR – Fairlight, Reading Street, Broadstairs CT10 3AX as the developer is known to him.

Cllr. Dexter declared a significant interest in application 21/1733/GR – Fairlight, Reading Street, Broadstairs CT10 3AX as the proposed development is next door but one to his residence.

388. MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 1st November 2021.
Proposed Cllr. D. Saunders, Seconded Cllr. Bailey, agreed.

389. 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.

390. CHAIRMAN'S REPORT

None.

391. CORRESPONDENCE

The Deputy Town Clerk advised members about the Kent County Council consultation on the Design Guide which is now website based and open for comment until the 17th January 2022.

The Deputy Town Clerk advised members of correspondence received by the Chair from a local resident in respect of application 21/1375/GR - 54 Stone Road BROADSTAIRS Kent CT10 1DZ thanking the Committee for their support with the recommendation for refusal. The application has been refused by the Local Planning Authority, however there remains an issue regarding the lack of access to the electricity substation. The local MP and UK Power Networks have been contacted by the resident. Cllr. R. Binks advised that UK Power Networks have now visited the site and there is an agreement that the access gate will be left open.

NOTED that all other correspondence had been forwarded by email.

392. NEIGHBOURHOOD PLAN BUSINESS

-Neighbourhood Plan Update:

No update to receive as the next meeting of the Sub-Committee is taking place on Thursday 16th December 2021.

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.

393. PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Cllr. Garner addressed the Committee in respect of application 21/1753/RB – 22 Dane Court Gardens, Broadstairs CT10 2SB

RESOLVED that the applications be dealt with as detailed below:

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

21/1753/RB 22 Dane Court Gardens, Broadstairs CT10 2SB
Concerns: The Committee strongly objects to this proposal. It is out of keeping with the street scene and the design of the estate and overdevelopment. The dominance encroaches on privacy because of building to the boundary, which is prejudicial to neighbours. (Unanimous)

The Committee noted that the applicant and neighbours have met and an amendment to application 21/1753/RB is anticipated, however they can only consider the application as it currently stands.

21/1439/DF Robinsons, Units 2,3,5,6,7 and 8 Rear of 28 High Street, Broadstairs CT10 1LH
Concerns: Overdevelopment, town cramming, inadequate parking provision and detrimental to the character of the town. (Unanimous)

Cllr. P. Moore left the Council Chamber.

In accordance with Standing Orders 3e, 3f and 3g, Cllr. Garner addressed the Committee in respect of application 21/1733/GR - Fairlight, Reading Street, Broadstairs CT10 3AX.

Cllr. Dexter did not take part in the Committee discussion or the vote on application 21/1733/GR - Fairlight, Reading Street, Broadstairs CT10 3AX.

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

21/1733/GR Fairlight, Reading Street, Broadstairs CT10 3AX (Unanimous)

Cllr. Garner and a member of the public left the meeting.

Cllr. P. Moore returned to the Council Chamber to continue participating in the meeting.

21/1677/GR 82 Dumpton Park Drive, Broadstairs CT10 1RL

21/1389/RB 18 Western Esplanade, Broadstairs CT10 1TD
Comment: The Committee regret the loss of the chimney stacks, which form an integral part of the original design of the property. (Unanimous)

- 21/1619/JS Land South of Cliff Paddock, North Foreland Avenue, Broadstairs CT10 3QT
Comment: Due to the loss of trees, the Planning Committee recommend that a contribution to TDC Open Spaces is requested for the express purpose of planting more trees in mitigation. (Unanimous)
- 21/1608/DF Rear of 28 High Street, Broadstairs (Unanimous)
- (iii) The Committee recommends **NO OBJECTION WITH CONCERNS** to the applications listed below:
- 21/1591/DF RSPCA Shop, 28 High Street, Broadstairs CT10 1LH
Concerns: Refer to Conservation Officer for details of acceptable external cladding and materials as need to be in keeping. (Unanimous)
- (iv) **No Comment** was made on all other applications on the weekly lists:
(All Unanimous)
- 21/1638/DF East Kent College, Ramsgate Road, BROADSTAIRS
21/1637/TC 7 Seven Stones Drive, BROADSTAIRS CT10 1TW
21/1653/JS 66 Salisbury Avenue, BROADSTAIRS CT10 2DU
21/1577/JS 100 Westwood Road, BROADSTAIRS CT10 2PB
21/1593/ZD 14 Old Green Road, BROADSTAIRS CT10 3BP
21/1588/DF 2A Albion Road, BROADSTAIRS CT10 2UP
21/1665/DF 49 St Peters Court, BROADSTAIRS CT10 2UU
21/1676/JS 7 The Pines, BROADSTAIRS CT10 2NL
21/1692/TC 12 The Vale, BROADSTAIRS CT10 1RB
21/1304/JS 40 York Street, BROADSTAIRS CT10 1PB
A/21/1660/RB Debenhams, 19 Westwood Cross, Margate Road, Broadstairs
21/1659/RB Debenhams, 19 Westwood Cross, Margate Road, Broadstairs
21/1707/TC 31 West Cliff Road, BROADSTAIRS CT10 1PU
21/1718/RB Fordyce, North Foreland Avenue BROADSTAIRS
PN/21/1727/DF Kent County Council Social Services, St Peters House, Dane Valley Road,
BROADSTAIRS
21/1750/ZD 77 Marshall Crescent, BROADSTAIRS CT10 2HR
21/1761/JS Apartment 8, Castle View, Joss Gap Road, BROADSTAIRS CT10 3PE
21/1782/JS 79 Beacon Road, BROADSTAIRS CT10 3DF
21/1785/ZD 1 Oaklands Avenue, BROADSTAIRS CT10 2SQ
21/1793/JS 1 Pierremont Avenue, BROADSTAIRS CT10 1NL

394. 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/21/1723/TC 6 Harrow Dene, BROADSTAIRS CT10 2UY
Concerns: Incorrect information regarding the address for the location of the proposed works. (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 Planning Committee of the Town Council has considered the applications below and resolved unanimously that the application be subject to inspection by the TDC Biodiversity and Horticulture Officer (Tree Officer).

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.

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)

TPO/21/1664/RB	Charles Dickens School, Broadstairs Road, BROADSTAIRS
TPO/21/1674/DF	Fairlight, Reading Street, BROADSTAIRS
TPO/21/1346/TC	43 Lanthorne Road, BROADSTAIRS CT10 3NA
TPO/21/1722/RB	6 Upton Grange, Broadstairs CT10 2NS
TPO/21/1714/ZD	11 Northcliffe Gardens, BROADSTAIRS CT10 3AL
TCA/21/1808/RB	Holland End, Kingsgate Bay Road, BROADSTAIRS
TPO/TH/1787/ZD	1 Nunnery Close, Broadstairs CT10 1FL
TPO/21/1790/TC	6 Lyndhurst Road, BROADSTAIRS CT10 1DD
TPO/21/1781/RB	The Manor Cottage, Bromstone Road, BROADSTAIRS CT10 2HT

395. PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

The Chair along with the other Committee members thanked the Deputy Town Clerk for her support in the preparation and clerking of the meetings. They wished her well for the future.

Next meeting: Monday 10th January 2022 at 7pm in the Council Chamber at Pierremont Hall.

Meeting closed at 20:09hrs
Deputy Town Clerk