



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 9th MAY 2022

Present: Cllr J Bayford, R Binks, J Buckley, R Dexter, M Garner and P Moore
Senior Administrative Officer: Julie Belsey
Volunteer Tree Officer: Karen McKenzie

Minutes marked * require a resolution from the Town Council

679 APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Bailey.

680 DECLARATIONS OF INTEREST

Cllr P Moore declared a non-pecuniary interest in planning application 22/0301/ZD, 37 Queens Road, Broadstairs, CT10 1PG.

681 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 4th April 2022. Proposed Cllr P Moore, Seconded Cllr M Garner, agreed.

682 MATTERS ARISING NOT COVERED ELSEWHERE IN THE AGENDA

There were no matters arising.

683 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.

684 CHAIRMAN'S REPORT

None.

685 CORRESPONDENCE

There was no additional correspondence

686 NEIGHBOURHOOD PLAN BUSINESS

The Senior Administrative Officer informed the Planning Committee that the Public Consultation was well underway. The Consultation period has been extended to 6th June 2022 due to an error in the online questionnaire, which was undertaken by Breakthrough. Breakthrough have now amended the questionnaire. The next Neighbourhood Plan Sub-Committee Meeting will take place on 14th June 2022.

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.

687 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

22/0203/AH Land at 11 and 15 Lawn Road, Broadstairs
The Planning Committee of the Town Council has considered this application and resolved to recommend REFUSAL with the following concerns:
1. Inadequate parking within an urban area, therefore over development due to the lack of on-street and off-street parking areas. (Majority)
2. Street scene requires more information to ensure the development looks acceptable with existing properties. (Unanimous)

22/0301/ZD 37 Queens Road, Broadstairs, CT10 1PG
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL as per Highways recommendation: the front area does not meet the required minimum width, and there are not adequate facilities for vehicles to enter or exit in a forward gear, to the detriment of highway safety.

In accordance with Standing Orders 3e, 3f and 3g, Karen McKenzie addressed the Committee in respect of application 22/0494/DF, Joss Gap Road, Broadstairs

22/0494/DF Joss Gap Road, Broadstairs
The Planning Committee of the Town Council has considered this application and resolved to recommend REFUSAL with the following concerns: The Town Council consider that there could be a more aesthetic solution to this application. (Majority)

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

22/0439/AH Dreams Limited, 4 Broadstairs retail Park, Margate Road, Broadstairs CT10 2QW
22/0440/AH Dreams Limited, 4 Broadstairs retail Park, Margate Road, Broadstairs CT10 2QW
22/0250/RB 20 Whiteness Green, Broadstairs, CT10 3JS
22/0426/TK 64 Dumpton Park Drive, Broadstairs, CT10 1RJ
22/0289/ZD 15 Ranelagh Grove, Broadstairs, CT10 2TE
22/0468/RB 36 Vicarage Street, Broadstairs, CT10 2SE
22/0500/TC 75 The Vale, Broadstairs, CT10 2DR
22/0498/TK 131 Percy Avenue, Broadstairs, CT10 3LE
21/1943/RB 17 Harbour Street, Broadstairs, CT10 1ET
L/21/1944/RB 17 Harbour Street, Broadstairs, CT10 1ET
22/0513/TC 8 Vere Road, Broadstairs, CT10 1JF
22/0520/DF Fairacre, Thanet Place Gardens, Broadstairs, CT10 1EE
22/0432/DF 41 Belvedere Road, Broadstairs, CT10 1PF
22/0508/RB 9 Caroline Crescent, Broadstairs, CT10 2XB
22/0511/GR 2 David's Close, Broadstairs, CT10 1RD
22/0493/DF 11 Eastern Esplanade, Broadstairs, CT10 1DR
22/0422/RB The Pavilion, Harbour Street, Broadstairs, CT10 1EU
A/22/0563/RB Westwood Cross Shopping Centre, Margate Road, Broadstairs, CT10 2BF
22/0591/RB McDonalds, Margate Road, Broadstairs, CT10 2QG
22/0555/TC 23 Seven Stones Drive, Broadstairs, CT10 1TW
22/0464/GR 67 Stone Road, Broadstairs, CT10 1EB

688 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/22/0456/RB 36 Vicarage Street, Broadstairs, CT10 2SE
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL with the following concerns:
1. The Ash is not marked as diseased.
2. Ash are rare due to ash dieback.
3. There is no damage to the building.
4. There are no photographs.
5. There is no Tree Officer or Consultant report.
6. Mitigation planting of a Rowan is not sufficient for a large mature Ash (as per tree strategy mitigation recommendations).

TCA/22/0420/RB 35 Nelson Place, Broadstairs, CT10 1HQ
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL with the following concerns:
1. There are no reasons within the application stating why the applicant wants to undertake the work.
2. There has not been a visit or report from a Tree Officer or Consultant.
3. An inspection of the trees should be carried out by an Arboriculturist and the trees should be TPO'd.

Members NOTED that permission had been granted for application TPO/22/0300, 10 Collingwood Close, Broadstairs, CT10 2JS

(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)

TCA/22/0454/ZD	8 Dickens Road, Broadstairs, CT10 1DX
TPO/22/0455/DF	11 Albion Road, Broadstairs, CT10 2UP
TPO/22/0457/TC	10 Northcliffe Gardens, Broadstairs, CT10 3AL
TPO/22/0427/ZD	83 Kingsgate Avenue, Broadstairs, CT10 3LW
TPO/22/0585/ZD	79 Lindenthorpe Road, Broadstairs, CT10 1DH

689 PROPOSED FORWARD AGENDA ITEMS DATE OF NEXT MEETING

Next meeting: Monday 6th June 2022 at 7pm in the Council Chamber at Pierremont Hall.

Meeting closed at 19:47hrs
Senior Administrative Officer