



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 1st NOVEMBER 2021

Present: Cllrs. Bailey, R. Binks, J. Buckley (Chair), R. Dexter, P. Moore and D. Saunders
Deputy Town Clerk: Christine Chappell
Civic and Support Officer: Abigail Barton
Tree Warden: Karen McKenzie
Members of the Public: 3

Minutes marked * require a resolution from the Town Council

331 APOLOGIES FOR ABSENCE

Cllr. J. Bayford

332 DECLARATIONS OF INTEREST

None declared.

333 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 4th October 2021.
Proposed Cllr. P. Moore, Seconded Cllr. Bailey, agreed.

RESOLVED to RECEIVE the unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on Thursday September 2021. The recommendation for the Tree Strategy is considered separated under Minute (tbc) Neighbourhood Plan Business.

334 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.

335 CHAIRMAN'S REPORT

None.

336 CORRESPONDENCE

The Deputy Town Clerk advised members about an amendment to application 21/0324/JS – 35 Dane Court Gardens. The description has been updated to more accurately describe the development proposed and the deadline for additional comments is 10th November, which is prior to the 6th December Committee meeting. At the 29th March meeting, Members resolved unanimously to recommend No Objection to the original proposal.

NOTED that all other correspondence had been forwarded by email.

337 NEIGHBOURHOOD PLAN BUSINESS

-Neighbourhood Plan Update:

NOTED that there was no update to report.

Members received the Tree Mitigation Policy information and the recommendation of the Neighbourhood Plan Sub-Committee.

RESOLVED to APPROVE:

- i) That the Tree Strategy be updated to include this revised methodology & tables
- ii) The mitigation tables & methodology be included in the Neighbourhood Plan & that the Tree Strategy is referred to.
- iii) That this this mitigation policy is adopted when commenting on tree losses in Planning Committee.
- iv) Members lobby for the adoption of the policy & method by Thanet District Council Planning Department and Tree Officer.

Members received the AECOM Design Guidance and Codes:

RESOLVED to APPROVE the AECOM Design Guidance and Codes subject to the map being used in F.6, F.7, F.8, F.10 and F.11 being checked for accuracy on the Kingsgate and Cliftonville East Ward boundaries.

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.

338 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr L. Moorman addressed the Committee speaking against application 21/1478/RB - 1 Edge End Road, Broadstairs CT10 2AH

RESOLVED that the applications be dealt with as detailed below:

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

21/1478/RB 1 Edge End Road, Broadstairs CT10 2AH
Concerns: Overdevelopment, out of keeping and detrimental to the street scene and overlooking. (Unanimous)

Mr Moorman Left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Ms. J. Brown addressed the Committee speaking against application 21/1523/GR – 2 Lindenthorpe Road, Broadstairs.

21/1523/GR 2 Lindenthorpe Road, Broadstairs
Concerns: Overdevelopment and loss of important, well-established trees and woodland some of which are protected and all are a feature of the area. (Unanimous)

Ms. J. Brown left the meeting.

21/1725/DF Far End Crescent Road BROADSTAIRS CT10 3QU

AMENDMENT: Concerns: The Committee has considered this application in particular against policy QD02 in the Local Plan which refers to General Design Principles with supporting paragraphs in Section 13.

The planned development scheme is set considerably forward of the established building line for both Cliff Road and Crescent Road and is of such a size on the plot that the Committee continues to object to this development in one of the most prominent, visually important and high townscape value areas of the town. The Committee is of the opinion that the planned development fails to respect and enhance the character of the area in scale, massing and density as well as general design. (Unanimous)

21/1243/RB Balmoral Mansions, 27 Albion Street BROADSTAIRS CT10 1LU

AMENDMENT: Concerns: Overdevelopment, dominance, impact and effect on the Conservation Area. (Unanimous)

In accordance with Standing Orders 3e, 3f and 3g, Mr. R. Scadding addressed the Committee speaking in support of application 21/1413/EF 3, 4 And 4A Westwood Gateway, Margate Road Broadstairs CT10 2QU

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

21/1413/EF 3, 4 And 4A Westwood Gateway, Margate Road Broadstairs CT10 2QU
Concerns: Potential for excessive noise during delivery times. (Unanimous)

Mr Scadding left the meeting.

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

21/1422/EF Phase 5A Land North of Haine Road, Broadstairs and West of Nash Road
MARGATE

21/1462/GR 30 North Foreland Road, BROADSTAIRS CT10 3NN

21/1510/EF Land Adjacent 475 Margate Road, BROADSTAIRS

21/1304/JS 40 York Street, BROADSTAIRS CT10 1PB

21/1371/DF 63 St Georges Road, BROADSTAIRS CT10 1NS

21/1395/TC 28 Belmont Road, BROADSTAIRS CT10 1LA

21/1397/JS 21 Dumpton Park Drive, BROADSTAIRS CT10 1RQ

21/1429/RB 5 Stone Bay Court, Broadstairs CT10 1ST

21/1513/TC 81 Fitzroy Avenue, BROADSTAIRS CT10 3LT

21/1520/ZD 2 Princess Anne Road, BROADSTAIRS CT10 3HL

21/1549/GR Units A C D And G Oakwood Industrial Estate, Dane Valley Road Broadstairs
CT10 3JJ

21/1559/JS 10 Wilkes Road, BROADSTAIRS CT10 2HL

L/21/1557/TC 26 Albion Street, BROADSTAIRS CT10 1LU

21/1567/TC 1A Albion Road, BROADSTAIRS CT10 2UP

21/1580/ZD 6 Leatt Close, BROADSTAIRS CT10 2JH

21/1583/GR 15 Stanley Road BROADSTAIRS Kent CT10 1DA

21/1154/TC 43 Westover Road BROADSTAIRS CT10 3EX

AMENDMENT

L/21/1412/DF Hanson Hotel, 41 Belvedere Road, BROADSTAIRS CT10 1PF

21/1411/DF Hanson Hotel, 41 Belvedere Road, BROADSTAIRS CT10 1PF

21/1512/TC 21 Bay View Road, BROADSTAIRS CT10 2EA

21/1564/RB 14 Wrotham Road, BROADSTAIRS CT10 1QG
21/1629/DF Viking, West Cliff Avenue, BROADSTAIRS CT10 1QA
21/1625/JS 10 Seven Stones Drive, BROADSTAIRS CT10 1TW
21/1633/TC 12 Sycamore Close, BROADSTAIRS CT10 2LT

339 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/21/1315/TC 2 Newmans Close, BROADSTAIRS CT10 3PL
Concerns: Incorrect information regarding the species of the trees on application. Works to T1 and T2 is not justified. The Committee request that the application is resubmitted for remedial work to T3 only. (Unanimous)
- TPO/21/1536/JS 8 Woodland Way, BROADSTAIRS CT10 3QD
Concerns: T2 felling of a healthy tree. Replanting conditions are required to mitigate for the removal of trees granted in previous applications since 2018. (Unanimous)
- TPO/21/1576/JS 21 Park Avenue, BROADSTAIRS CT10 2YL
Concerns: Felling of healthy, beautiful examples of Turkey Oaks. These trees are iconic to the area and were established long before the property. The property has been built on clay with insubstantial foundations for the soil type.

(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/21/1575/JS	Bradstow School, 34 Dumpton Park Drive, BROADSTAIRS CT10 1BY
TPO/21/1599/ZD	Four Winds, Woodland Way, BROADSTAIRS CT10 3QD
TPO/21/1628/TC	Rimpton Court, 10 Reading Street, BROADSTAIRS CT10 3BD
TPO/21/1623/DF	23 Kings Avenue, BROADSTAIRS CT10 1DJ
TPO/21/1649/JS	16 Kingsgate Avenue, BROADSTAIRS CT10 3QP
TPO/21/1643/JS	6 Crawford Road, BROADSTAIRS CT10 2BB

340 REVIEW OF THANET DISTRICT COUNCIL TREE DECISION LETTERS

Members considered the review undertaken by the Tree Warden.

RESOLVED that the Deputy Town Clerk express the Committees deep concern that the reports from the Thanet District Council Biodiversity and Horticultural Officer are not routinely taken into consideration when applications are determined and that the recommendations of their Biodiversity and Horticultural Officer are not being advised to the applicant in the decision letter.

341 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Next meeting: Monday 6th December 2021 at 7pm in the Council Chamber at Pierremont Hall.

Meeting closed at 20:24hrs
Deputy Town Clerk