



Broadstairs & St Peter's Town Council

ANNUAL TOWN ASSEMBLY

Monday 14th March 2022 at 7:30 PM

Location: St. Peter's Parish Hall, Hopeville Avenue, St. Peter's CT10 2TR

PRESENT:

The Town Mayor: Cllr. P. Moore, Chairman

Cllr. Ruth Bailey, Cllr. Jill Bayford, Cllr. Robert Bayford, Cllr. Rosalind Binks, Cllr. Roy Dexter, Cllr. Mike Garner, Cllr. David Saunders, Cllr. Aram Rawf, Cllr. Mavanne Saunders, Cllr. John Buckley.

Town Clerk: Kirsty Holroyd

Civic & Support Officer: Abigail Barton

Members of the Public

Introduction: The Chairman welcomed councillors and members of the public.

1 APOLOGIES FOR ABSENCE

Apologies were received from Cllr. David Parsons, Cllr. Roger Binks, Cllr. Wendy Moore, Cllr. Jason Savage.

2 OPENNESS AND TRANSPARENCY

The Chairman reminded those present that the meeting was being recorded for minute purposes.

3 MINUTES

RESOLVED that the minutes of the Annual Town Assembly held on Monday 15th March 2021 were received and approved and could be signed by the Chairman.

4 MATTERS ARISING

None.

5. ANNUAL REPORT OF THE WORK OF THE TOWN COUNCIL

a) Council Report - Cllr. Paul Moore

Please see attached.

b) Finance and General Purposes Committee – Cllr. Rosalind Binks

Please see attached.

Cllr. Binks wished to record her thanks to all the staff at Broadstairs and St. Peter's Town Council for their hard work this year.

c) Planning Committee – Cllr. Jill Bayford

Please see attached.

d) Community Assets Committee – Cllr R Binks

Please see attached.

Cllr Binks wished to record her thanks to all the contractors and the Facilities Officer for their hard work with the buildings.

Chairman Cllr Paul Moore also expressed his gratitude to all the officers of BSPTC and all the community members.

7 QUESTION AND DEBATE

Callis Court Road

A resident of Callis Court Road described her concerns with the speeding vehicles along Callis Court Road and Reading Street. She explained how there are currently no signposts for speed limits along the roads and that during busy periods such as school drop off times, the roads are very dangerous. There have been 3-4 accidents on the road this year with 1 fatality. It was also mentioned that large farm vehicles also use the road, and that this could also be a concern with speeding traffic both ways along the roads.

The resident also asked the council members if there is tree perseveration mapping in Broadstairs as she has seen trees cut down in development areas. She explained her concerns that there were not enough TPO's on many trees that were planted before 1956. She expressed concern that the area should be mapped with the trees and TPO's put on them to preserve them.

Cllr Rosalind Binks thanked the resident for her questions and explained that there is a speed limit of 30MPH on the road as streetlights on a residential road mean 30MPH. Cllr Binks agreed with the resident's concerns with speeding as this is a narrow road and is used as a cut through during school hours.

Cllr Binks explained that a large proportion of residents do drive around 20mph through these roads due to farm vehicles obstructing the roads. It was discussed that if the road was made a one-way street, it would make the speeding worse as road users would assume there is no one coming on the other side. After further discussions it was agreed that the Environmental Committee and KCC would organise a traffic survey.

The Town Council were unable to answer the resident's question regarding TPO's and it was agreed that council members would contact the resident after the meeting with the correct information. However, it was mentioned by Council members that BSPTC Volunteer Tree Warden, Karen McKenzie is very active and thorough.

Fair Street Building And Trees

A member of the public expressed concern that the house development on Fair Street had been built on land that is not theirs and they have incorporated it into their planning application.

The resident was concerned that a large amount of ivy is weighing down the trees in the area and asked the council if they can gain access to the area to remove the ivy to protect the trees.

It was mentioned by a member of the [Neighbourhood plan working group](#) that this area is listed in the Neighbourhood plan.

The Town Councillors agreed that this will be looked into, and the Town Clerk will investigate who owns the land and organise permission to remove the ivy. It was also mentioned that a volunteer group would be set up to complete the works.

North Foreland Over Development

A resident expressed concerns regarding the development of the North Foreland area that seemed to be excessive. They explained how the houses seemed to be out of character and this is an area that is described as 'high town scape value' in the local plan. They also asked the Councillors if there was a policy against buildings that had a 'blockish' style as they are covering up green land that was previously there. The resident also asked for an update regarding what is happening with 'Broadstairs manor' as it seems to be 'dark and threatening' looking and has sat this way for several years. They expressed their concerns regarding the 'Epidemic' of Graffiti along the beaches from Margate to Dumpton park.

Cllr Jill Bayford responded to the question regarding planning, she explained that the development that the resident referred to was approved by TDC in December 2020. And due to the pandemic amongst other things, work has not started on the development yet. Cllr Bayford also explain the planning process of BSPTC and that Broadstairs & St. Peter's Town Council are only consultees on applications and decisions are made by TDC. It was advised that the resident look at the Planning Portal on the TDC website to view the decision, comments and all the criteria of the local plan.

It was advised that any comments regarding the TDC planning committee and decisions be directed to the officers at TDC and that BSPTC are only consultees. It was discussed that although residents can comment on applications, these comments will be used in line with planning guidelines and legislations and personal opinions are not taken as reasons to decide an application. It was advised again that the residents can go onto the planning portal to view comments and see how the guidelines of applications are met with every application.

Listed Buildings

Following on from the conversation regarding development on North Foreland, a resident asked if it was possible to have the older houses in this area listed to save them as others had been taken down and replaced with more modern houses. The Broadstairs Society noted that when they were listing local buildings in the area, it was depressing to see so many buildings had been modernised in the area. It was also mentioned that they would like some properties in Park Road to be listed- they noted that this was not currently in the Neighbourhood plan but they suggest that it should be. These houses were designed by Edger Ranger (a well-known architect in the 1920s). There were 40 originally built and

designed by Ranger however there are 26 now left in Broadstairs.

Cllr Paul Moore explained that there is a democratic process that everyone follows and that they can only judge applications in relation to planning issues. He went on to explain that when these applications are called into planning, residents can comment. He also mentioned that Broadstairs Town Council Planning committee does comment on applications with over development, but he urges the community to use their voice too to be the eyes and ears of the Town Council and let us know of any applications to raise with TDC as a planning consultee. It was discussed that residents are welcome to come along to planning meetings to comment on applications if they have valid concerns and that 3 minutes is given to each speaker.

Cllr Buckley added that as a member of the planning committee that BSPTC do challenge applications. Speaking of a past application he added that a 1920 property was taken down and replaced with a block, and at the time this was out of keeping with the rest of the area and unfortunately this has been a domino effect on the area with more buildings being developed this way. He also noted buildings on Dumpton Park Drive have also been victim to this modernised development. He added that this is the style of the day and that it can't be challenged because you don't like the style. It must conform to the planning regulations and if it does conform or it's taken to appeal and it does go through, BSPTC have no control. He also agreed that the spaces between the houses on North Foreland have become smaller and the views have changed. But BSPTC are continuing to challenge when they come into us. With help from the Broadstairs society we do carefully read through the planning comments.

Council Tax & Assets

Cllr Aram Rawf asked questions on behalf of residents; is it possible for BSPTC to take on additional assets without putting up the council tax?

Cllr Ros explained that BSPTC has investigated taking on more assets, we do still have money for assets however our current assets have not yet finished refurbishment. (Pierremont Hall and Retort House).

It was also mentioned that BSPTC has had toilet surveys completed and comparisons have been made to other Council owned toilets in other seaside towns. However, it will not be a simple task to take over the TDC toilets as it would cost the town between £60k-£100k per year to manage them and that isn't including the cost of vandalism which is common with public toilets. Cllr Binks did not know TDC's toilet strategy but it was her personal opinion that BSPTC take over the toilets. However the decision will not be made without residents' opinions being taken into account. It was then asked, "what do the residents want the money spent on?" There is a limited amount of money that needs to go into different areas such as community groups, open spaces, amenities, leisure, and tourism etc. But it may come down to a decision between the toilets or lift. The reports for the lift so far have not included full costs and the council can't take on assets they can't afford.

Cllr Rawf's second question on behalf of residents; what happened to the £500K loan borrowed for the Community Hall by BSPTC in 2011?

Cllr Binks explained that the money has been used for the Refurbishments of

Pierremont Hall and Retort house and £35k is being repaid per annum.

Graffiti

Cllr Paul Moore went back to the previous question regarding graffiti to explain fully. He described the best way to report Graffiti is through the TDC reporting portal on their website. However, this only covers TDC owned Property. It was mentioned that if the Graffiti is offensive or obscene, TDC will remove it from anywhere in public view.

The resident explained, the worse effected areas are along the cliffs, they went on to describe how they had approached another member of the public when they saw them graffitiing the area. The other resident said that they only did it there due to the lack of street art locations. This raised the question, could the council provide street art locations?

Cllr Moore insisted that residents are not to approach people in the act and put themselves in danger and to report online or take phone evidence.

CT10 Charities and Culmer's Amenity Land

A local resident asked what the relationship was between BSPTC and CT10 Charities, why did BSPTC pay for the hedging and not the developer and why are BSPTC Councillors' trustees of CT10 Charities?

Cllrs Mike Garner and Ruth Bailey explained that although they are new trustees of CT10 Charities, there is no conflict or collaboration with BSPTC as they are separate organisations and separate roles. Cllr Garner explained that the reason he joined was due to agreeing with the motives of the charity which helps the towns people.

The resident reiterated concerns about lack of communications between CT10 Charities and BSPTC in relation to the building works that have happened on the land.

Cllr Binks explained that the land is owned by CT10 Charities, not BSPTC. And CT10 Charities who are the private landowners decided that the unused area of land would be sold for development, not BSPTC. It was explained that the private landowner has given permission for public to cross the area. Signage is expected to be displayed to explain that this area is not a public right of way. This is in replacement of the current signage displayed by the developer that is implying that it is a right of way.

It was to be noted that the lease expires in 2031 – Cllrs Garner and Bailey are to ask CT10 Charities to make their website clearer and more informative.

Millennium Way

A resident explained that the fields either side of Millennium Way are 'appalling' due to rubbish. It was also mentioned that Tesco own the land and that the land behind The Range is allocated for building – Cllr Garner confirmed that the application is coming to the committee in the coming week.

Cllr Moore suggested that residents send photos to BSPTC so the officers and councillors can write to Tesco to ask them to clean up the area and to supply litter bins as there are none out the front of the store.

It was noted that TDC agreed to keep this area clean as HGVs used to stay in this area overnight.

Clr Garner agreed to use his contact at West Wood Cross to confirm what is going on with this land and who is responsible.

Meeting closed at 9:05pm