



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 6<sup>TH</sup> JUNE 2022

Present: Cllrs R Bailey, J Bayford, R Binks, J Buckley and M Garner  
Senior Administrative Officer: Julie Belsey  
Volunteer Tree Officer: Karen McKenzie

**Minutes marked \* require a resolution from the Town Council**

### **1 ELECTION OF CHAIRMAN AND VICE CHAIRMAN FOR THE CIVIC YEAR 2022/2023**

RESOLVED:

- i) Cllr J Bayford would be Chairman for the forthcoming civic year
- ii) Cllr J Buckley would be Vice Chairman for the forthcoming civic year.

### **2 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr P Moore and Cllr R Dexter.

### **3 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **4 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.

### **5 TERMS OF REFERENCE**

Members received and considered the draft document. Some changes were discussed and agreed. RESOLVED: that the Senior Administrative Officer will update the document accordingly prior to it being presented to COUNCIL for APPROVAL at the next meeting.

### **6 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 9<sup>th</sup> May 2022. Proposed Cllr R Buckley, seconded Cllr M Garner, agreed.

### **7 MATTERS ARISING NOT COVERED ELSEWHERE IN THE AGENDA**

### **8 CORRESPONDENCE**

There was no additional correspondence.

### **9 CHAIRMAN'S REPORT**

None.

### **10 NEIGHBOURHOOD PLAN BUSINESS**

The Senior Administrative Officer informed the Planning Committee that the Public Consultation ended today, 6<sup>th</sup> June 2022. There will be a post consultation Neighbourhood Plan Sub Committee Meeting on 14<sup>th</sup> June 2022. There has been a response of 63 online surveys and 10 emailed responses (mostly from statutory consultees). The full report is being produced by Breakthrough

*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.*

## 11 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

22/0613/TC 23 Old Green Road, Broadstairs CT10 3BP  
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL as the application is out of keeping with the street scene.

22/0619/DF 57 Bradstow Way, Broadstairs CT10 1AJ  
The Planning Committee of the Town Council has considered this application and resolved to recommend REFUSAL due to concerns regarding the scale of the extension and the dominating impact it has on neighbouring properties (1 abstention)

22/0653/EF Land to the North of Fairlawn & West of Northwood Road, Broadstairs  
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL. The Town Council strongly object to this application due to the unacceptable amount of disruption to residents of Fairlawn Road.

22/0634/GR 4 York Street, Broadstairs CT10 1PD  
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL. This would be complete overdevelopment and cramming within a conservation area. The application has not given any details regarding the retention of the flint wall.

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

22/0581/RB 2 Prospect Mews, Prospect Road, Broadstairs CT10 1LQ  
Concerns: The dominance of this building in this location raised concerns over privacy to other properties. The inclusion of an open balcony at this height raised issues with privacy to neighbours. (Unanimous)

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

22/0615/ZD 26 Princess Anne Road, Broadstairs CT10 3HL  
22/0606/RB 25 The Paddocks, Broadstairs CT10 3AJ  
22/0640/TC Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH  
22/0650/RB 26 Albion Street, Broadstairs CT10 1LU  
22/0625/RB 11 Stone House, North Foreland Road, Broadstairs CT10 3NT  
22/0405/DR 6 Percy Avenue, Broadstairs CT10 3LB  
22/0501/VK Bannatynes Health Club, Westwood Road, Broadstairs CT10 2NR  
22/0705/DF 38 Castle Avenue, Broadstairs CT10 1EG  
22/0689/TC 7 Hildersham Close, Broadstairs CT10 1BX

## 12 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/22/0614/DF 8 Upton Grange, Broadstairs CT10 2NS  
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL with the following concerns:

1. There is no information to support the structural damage to property.
2. Work exceeds the Town Council Policy of 20%.
3. There is missing/inadequate information on the application for this work.
4. No tree works should be permitted to take place during the main nesting period from mid-March until the end of August.

TCA/22/0667/ZD 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 is no TDC Consultant Tree Officer Report for this application.
2. There is inadequate information supplied for this work.
3. No tree works should be permitted to take place during the main nesting period from mid-March until the end of August.

(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/22/0617/RB	49 St Peter's Court, Broadstairs CT10 2UU
TCA/22/0628/TC	Charleston Court, 61 West Cliff Road, Broadstairs CT10 1RY
TPO/22/0556/VK	Stone House Mews, Lanthorne Road, Broadstairs CT10 3NU

**13 PROPOSED FORWARD AGENDA ITEMS DATE OF NEXT MEETING**

Next meeting: Monday 4<sup>th</sup> July 2022 at 7pm in the Council Chamber at Pierremont Hall.

Meeting closed at 20:02hrs  
Senior Administrative Officer