



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 1ST AUGUST 2022

Present: Cllrs J Bayford (Chair), R Bailey, R Binks, R Dexter, P Moore
Senior Administrative Officer: Julie Belsey
Members of the Public: Five

Minutes marked * require a resolution from the Town Council

25 CHAIR'S WELCOME/OPENNESS AND TRANSPARENCY

Cllr J Bayford opened the meeting and 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

26 APOLOGIES FOR ABSENCE

Apologies were received from Volunteer Tree Officer, Karen McKenzie and Cllr M Garner.
Not in attendance: Cllr J Buckley

27 DECLARATIONS OF INTEREST

Cllr P Moore declared a significant interest in applications A/22/0934/DF and 22/0933/DF – The Sea Lounge, Albion Street, Broadstairs as he has a relative who owns a property backing on to The Sea Lounge.

28 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 4th July 2022.
Proposed Cllr P Moore, seconded Cllr R Binks, agreed.

29 MATTERS ARISING NOT COVERED ELSEWHERE IN THE AGENDA

There were no matters arising.

30 CORRESPONDENCE

i) Thanet District Council Planning sent through a letter for amended plans to application number 22/0203 – Land between 11 and 15 Lawn Road. The Committee agreed that their initial comments from 9th May still stand. The Senior Administrative Officer will place these comments on the Planning Portal again.

This agenda item was further discussed at the end of the meeting.

The following business was undertaken in accordance with the provision of standing order 3d with a resolution made to exclude the public due to the confidential nature of the business. These items were discussed at the end of the meeting.

ii) The Senior Administrative Officer advised the committee that letters sent to Iain Livingstone, Thanet District Councils Planning Applications Manager regarding TPO and TCA Tree Applications and application number 22/0756 Miles and Barr, 43-45 High Street, Broadstairs. Cllr J Bayford will contact Iain Livingstone regarding this correspondence.

iii) If we do not receive clarification from Thanet District Council regarding the employment of a Tree Officer, BSTPTC could discuss and consider the employment of a Tree Officer.

iv) 5 Beach Mews, Broadstairs. Cllr R Bailey, Julie Belsey, Jenny Matterface – Chair of CT10 Charities and Peter Rainier, Principle Director of Planning at DMH Stallard LLP met regarding land at 5 Beach Mews, Broadstairs. A planning application is expected to be sent into TDC from the owners of 5 Beach Mews within the next few months.

31 CHAIRMAN'S REPORT

None.

32 NEIGHBOURHOOD PLAN BUSINESS

There were no Neighbourhood Plan items to be discussed. The meeting of 25th July 2022 had been postponed.

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.

33 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

In accordance with Standing Orders 3e, 3f and 3g, Mrs A Goddard addressed the Committee speaking 'against' application 22/0894/GR – 54 Stone Road, Broadstairs, Kent CT10 1DZ

- 22/0894/GR 54 Stone Road, Broadstairs CT10 1DZ
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL on the following grounds:
- a) Overdevelopment and out of keeping with the surrounding area.
 - b) Loss of privacy and light to neighbouring properties.
 - c) The previous flint wall had been demolished which contravenes NDPP BSP8. Recommend that should this application be approved, the wall is to be reinstated.
 - d) Should the application be approved, landscaping as shown on plan 04 should be planted if not already in place.

Mrs A Goddard left the meeting

In accordance with Standing Orders 3e, 3f and 3g, Mrs T Arnold addressed the Committee speaking 'against' application 22/0850/DF – 1 Dundonald Road, Broadstairs CT10 1PE

- 22/0850/DF 1 Dundonald Road, Broadstairs CT10 1PE
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL on the following grounds:
- a) Overdevelopment and detrimental to the street scene.
 - b) Effectively blocks light to surrounding houses and Serene Court.
 - c) Substantial impact on the access to light for all its neighbours.
 - d) A roof terrace in a residential area will be noisy and intrusive.
 - e) There is question over the boundaries and the right to access.

Mrs T Arnold and 3 other members of the public left the meeting.

Cllr P Moore did not take part in the Committee discussion or the vote on application A/22/0934/DF – The Sea Lounge, Albion Street, Broadstairs

A/22/0934/DF The Sea Lounge, Albion Street, Broadstairs

The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL. This application should be designated a Retrospective Application as works have already been undertaken. It is inappropriate in a conservation area to have an illuminated sign.

Cllr P Moore did not take part in the Committee discussion or the vote on application 22/0933/DF – The Sea Lounge, Albion Street, Broadstairs

22/0933/DF The Sea Lounge, Albion Street, Broadstairs

The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL.

- a) This is a retrospective application as works have already been undertaken.
- b) BSTPTC request a Conservation Report.
- c) Timber cladding is unacceptable due to the high fire risk.
- d) Overdevelopment which affects adjoining properties.
- e) Unacceptable noise within this area.

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

22/0903/RB 52 Linden Avenue, Broadstairs CT10 1HR
22/0874/RB 45 Stanley Road, Broadstairs CT10 1BN
22/0853/GR 132 Beacon Road, Broadstairs CT10 3DQ
22/0907/VK 115 Beacon Road, Broadstairs CT10 3DG
A/21/1530/DF Currys, 3 Broadstairs Retail Park, Margate Road, Broadstairs
A/22/0757/RB Shop Mobility, 20 Westwood Cross, Margate Road, Broadstairs
L/22/0863/DF Bleak House, Fort Road, Broadstairs CT10 1EY
22/0892/RB 2 Northcliffe Gardens, Broadstairs CT10 3AL
22/0921/ZD 69 Salisbury Avenue, Broadstairs CT10 2DX
22/0953/EF Land South of Millennium Way, Broadstairs
22/0956/RB Unit C2, East Kent Retail Park, Broadstairs
22/0960/RB Walton House, 112 High Street, Broadstairs CT10 1JB
22/0963/VK 49 Kingsgate Avenue, Broadstairs CT10 3QP
22/0981/RB 16 The Hawthorns, Broadstairs CT10 2NG
A/22/0936/RB Tesco Stores, 25 High Street, Broadstairs CT10 1LP
22/0994/TC 46 Hereson Road, Broadstairs CT10 1FF
22/0897/VK Linkside, Marine Drive, Broadstairs CT10 3LU
22/0982/GR 31 Kingsgate Avenue, Broadstairs CT10 3QP
22/0962/RB 7 Osbourne Road, Broadstairs CT10 2AE

34 **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/22/0881/ZD

22A Fitzroy Avenue, Broadstairs CT10 3LS

The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL on the grounds of missing Thanet District Council Tree Report, no grounds for felling of a healthy tree (contrary to BSTPTC Policy) and

the case for drain damage and damage to the drive has not been made.

- TPO/22/0913/ZD 4 Harrow Dene, Broadstairs CT10 2UY
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL due to missing Thanet District Council Tree Report. The tree is perfectly healthy and is important to the street scene. The tree is not causing any damage to the buildings and the reasons for felling are not made. It is contrary to the BSTPTC Tree Policy.
- TCA/22/0838/TC 14 Trinity Square, Broadstairs CT10 3BA
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL and request clarification regarding the TPO in respect of T1 to T5 due to the difficulty in matching the images shown on TDC TPO map. It is possible that the Ash trees maybe TPO'd. If the trees are TPO'd, then an engineer's report will be required to justify removal
- TPO/22/0966/ZD 9 Sanctuary Close, Broadstairs CT10 2XH
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL on the grounds of no Thanet District Council Tree Officer Report. There is an unacceptable plan with no dimensions and there is no arborist report on the health of the tree.

(iii) 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)

There were no further Tree Applications.

35 PROPOSED FORWARD AGENDA ITEMS DATE OF NEXT MEETING

Next meeting: Monday 5th September 2022 at 7pm.

Meeting closed at 20:05hrs
Senior Administrative Officer