



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 6TH MARCH 2023

Present: Cllrs J Bayford (Chair), R Bailey, R Binks, M Garner
Senior Administrative Officer: Julie Belsey
Members of the Public: 1

Minutes marked * require a resolution from the Town Council

108 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

109 APOLOGIES FOR ABSENCE

Apologies were received from Cllr P Moore, Cllr J Buckley, Cllr R Dexter and the Volunteer Tree Warden, Karen McKenzie.

110 DECLARATIONS OF INTEREST

None

111 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 6th February 2023. Proposed Cllr R Binks seconded Cllr R Bailey, agreed.

112 MATTERS ARISING NOT COVERED ELSEWHERE IN THE AGENDA

There were no matters arising.

113 CORRESPONDENCE

The Committee were informed that the Five Estuaries Offshore Wind Farm Stage 2 Consultation commences on 14th March 2023 for a period of 8 weeks, closing on 12th May 2023.

114 CHAIRMAN'S REPORT

None.

115 NEIGHBOURHOOD PLAN BUSINESS

The Thanet District Council consultation closes on 23rd March 2023. A list of Examiners will be sent to us shortly for a choice to be made.

116 NET LOSS OF TREES IN BROADSTAIRS AREA

The Committee agreed to carry this item forward to the June 2023 meeting.

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.

117 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

In accordance with Standing Orders 3e, 3f and 3g, Ms A Goddard addressed the Committee speaking 'against' application 23/0138/GD – 54 Stone Road, Broadstairs CT10 1DZ

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

23/0138/GD 54 Stone Road, Broadstairs CT10 1DZ
The Committee recommends REFUSAL as this application will have a severe impact on the privacy of the neighbouring property. The Committee also have serious concerns over the overhang of the property and overcrowding of the site. (Unanimous)

Ms Goddard left the meeting.

22/1713/VK 5 Beach Mews. Broadstairs, CT10 1JQ
The Committee recommends REFUSAL for this application. The land shown on the application appears to have been inaccurately measured and is significantly less than that which is owned by CT10 Charities. The owner should re-engage with CT10 Charities to ensure that the correct amount of land is returned to local green space/CT10 Charities. (Unanimous)

23/0121/DF 85 Salisbury Avenue, Broadstairs CT10 2EB
The Committee recommends REFUSAL as the proposed dormer windows, by virtue of their size and prominent siting, results in a visually intrusive, incongruous and dominant form of development, unrelated in scale and design to the host building, severely detrimental to the character and appearance of the areas and contract to BSP9 of the Broadstairs and St Peter's Neighbourhood Plan, to the Policy QD02 of the Thanet Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework. (Unanimous)

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

22/1698/DF 41 Albion Street, Broadstairs CT10 1NE
The Committee recommends NO OBJECTION to this application. (Unanimous)

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

23/0061/GD 11 Cecilia Grove, Broadstairs CT10 3DE
23/0133/ZD 80 Bradstow Way, Broadstairs CT10 1AH
23/0176/AH 24 Sea View Road, Broadstairs CT10 1BX
23/0053/AH Hewden Hire Centre, 22 St Peter's Park Road, Broadstairs CT10 2BL
23/0211/ZD 90 Rumfields Road, Broadstairs CT10 2PQ
23/0175/AH Plot 6, Land Adjacent to Clifftop, North Foreland Avenue, Broadstairs
23/0223/VK Strand House, Cliff Promenade, Broadstairs CT10 3QY
23/0110/DR 32 Green Lane, Broadstairs CT10 2RR
23/0063/ZD 2 Grange Road, Broadstairs CT10 3EP
23/0076/TC 27 Harrow Dene, Broadstairs CT10 2XF
A/23/0218/RB 2 Westwood Gateway, Margate Road, Broadstairs CT10 2QU

**118 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/23/0202/MM 54 Park Avenue, Broadstairs, CT10 2EY
The Committee unanimously recommend REFUSAL on this application. This is an important oak which is not diseased and does not impacting on the home. The case for the work is not made.

TCA/23/0261/MM 1 Flint Gove, Broadstairs CT10 2HQ
The Committee unanimously recommend REFUSAL on the grounds of lack of information/inadequate reason to fell this tree.

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

TCA/23/0143/MM 21 Harbour Street, Broadstairs CT10 1ET
The Committee recommends NO OBJECTION WITH CONCERNS to this application. It is requested that the owner is informed that Walnuts should only be trimmed in the summer to prevent bleeding.
(Unanimous)

(iii) The Committee recommends **NO OBJECTION** to the applications listed below:

TPO/23/0132/MM 1 Dorcas Gardens, Broadstairs CT10 1BS
The Committee recommends NO OBJECTION to this application.
(Majority)

TPO/23/0190/MM 49 Lanthorne Road, Broadstairs CT10 3NA
The Committee recommends NO OBJECTION to this application.
(Majority)

(iv) RESOLVED unanimously that the standard response should be sent into 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/23/0145/MM St Clements Court, Alderney Gardens, Broadstairs CT10 2TS

119 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 3rd April 2023 at 7pm

May meeting to be held on Tuesday 2nd May 2023 at 7pm

Meeting closed at 19.47hrs
Senior Administrative Officer