



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 6TH NOVEMBER 2023

Present: Cllrs J Bayford, J Bright (Chair), R Farooki, M Garner, P Moore, E Orhan, K Pressland, S Roberts
Deputy Town Clerk: Julie Belsey
Volunteer Tree Warden: Karen McKenzie
One member of public

Minutes marked * require a resolution from the Town Council

206 OPENNESS AND TRANSPARENCY

Cllr Bright reminded those present of the right to record, film or broadcast any meetings of the Council, committees and sub-committees is established following the Local Government Audit and Accountability Act 2014

207 APOLOGIES FOR ABSENCE

There were no apologies.

208 DECLARATIONS OF INTEREST

Cllr J Bright declared a significant interest in Agenda Item 10, application TPO/23/1245/MM, Fairlight, Reading Street, Broadstairs. The application is from a neighbour.

209 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 2nd October 2023. Proposed Cllr M Garner, seconded Cllr J Bayford. Agreed.

210 MATTERS ARISING FROM THESE MINUTES NOT COVERED ELSEWHERE IN THE AGENDA

There were no matters arising.

211 CORRESPONDENCE

i) Application 23/1036/DF and L/23/1248, Bleak House, Fort Road, Broadstairs CT10 1EY. At the Town Council Planning Meeting on 2nd October, following comments from the applicants, members recommended: The Committee were unable to make a recommendation as the applicant informed the committee that changes had been made to the application. The applicant was advised to contact Thanet District Council Planning for an amended plans application.

Thanet Council Planning has confirmed that, at this time, no amended plans have been submitted. Also, following many comments on the Planning Portal, the Committee made recommendations on the plans submitted as follows:

The Committee unanimously recommends REFUSAL on the grounds that the amended plans for the removal of the plunge pool have not been submitted as stated on 2nd October 2023. The Committee also have concerns with regards to the restricted access to neighbouring property.

212 CHAIR'S REPORT

Cllr Bright requested that Ward Councillor's call in tree applications, where they deemed necessary, following the Volunteer Tree Warden's report.

213 NEIGHBOURHOOD PLAN BUSINESS

i) The Committee received the results for the 2nd Edition of the Neighbourhood Plan. 2268 voted Yes, 279 voted No and there were 6 spoiled votes. The turnout was 13%.

Cllr Garner and the Committee formally thanked all those that had been involved with the production of the Neighbourhood Plan over the past few years, including the Community Members and former Councillors.

It was agreed that a debrief meeting would be held, inviting all Councillors and members of the Broadstairs and St Peter's community to discuss future community engagement, how we can disseminate more information and encourage more involvement from the residents of Broadstairs and St Peter's.

It was RESOLVED that two meetings would be arranged in the New Year, a daytime event and evening event to enable as many people to come as possible.

ii) The Committee received a list of all the policies contained within the 2nd Edition of the Neighbourhood Plan to use for Planning recommendations, as this now supersedes the 2021 plan. The 'making' of the plan by Thanet Council will give it full legal status and make it part of the Development Plan for Thanet.

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.

214 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

23/1212/DF W Brazil & Sons Ltd, The Lodge, Sacketts Hill, Broadstairs CT10 2QS
The Committee unanimously recommended REFUSAL. The application goes against the Neighbourhood Plan Policy BSP1: The Green Wedge: Within the defined Green Wedge areas, priority will be given to protecting the countryside from built development and ensuring that the physical coalescence of the Thanet Towns is avoided and that their physical separation is maintained.

Any proposed new development, including change of use of land and buildings in the 'Green Wedge' areas, will not be supported, except for:

- a) open sports facilities and recreational uses, with any related built development being kept to the absolute minimum necessary and will be sensitively located.
- b) agricultural uses.

The Committee also had concerns regarding the access onto Dane Court Road from Sackett's Hill and increased flooding issues.

23/1265/GD Land Adjacent 17 The Pines, Broadstairs
The Committee unanimously recommended REFUSAL on the grounds that this area is a designated Local Green Space, listed with the Neighbourhood Plan under Policy BSP5: Development proposals in designated Local Green Space will be managed in accordance with national policy for Green Belts. All trees sited on this land are all protected by individual TPO's.

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

23/1232/DF Enterprise Rent-A-Car, 144 Westwood Road, Broadstairs CT10 2NR
The Committee unanimously recommended NO OBJECTION WITH CONCERNS due to the impact on the Highway. The Highway report will need to be thorough and a Business Plan from the applicant should advise on customer parking.

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

23/1165/TC Rosemary Cottage, Reading Street, Broadstairs CT10 3AX
L/23/1166/TC Rosemary Cottage, Reading Street, Broadstairs CT10 3AX
23/1275/TC 10 Convent Road, Broadstairs CT10 3BE
23/1311/VK 28 Castle Avenue, Broadstairs CT10 1EG
23/1284/RB 34 Sea View Road, Broadstairs CT10 1BX
23/1270/ZD 63 Rumfields Road, Broadstairs CT10 2PG
23/1222/GD Viking West Cliff Avenue, Broadstairs CT10 1QA
23/1306/TC 16 King Edward Avenue, Broadstairs CT10 1PH
23/1316/RB 5 The Ridgeway, Broadstairs CT10 2HB
23/1304/DR 27 Rectory Road, Broadstairs CT10 1HG
23/1331/RB 28 Grange Way, Broadstairs CT10 2YP
23/1356/DR 32 Kings Avenue, Broadstairs CT10 1DL
23/1370/DR 1 Astor Road, Broadstairs CT10 3BB
23/1344/TC Siesta, Holland Close, Broadstairs CT10 3QJ
A/23/1233/RB Enterprise Rent-A-Car, 144 Westwood Road, Broadstairs CT10 2NR
23/1288/RB 46 The Maples, Broadstairs CT10 2PE
23/1287/TC 78 Dumpton Park Drive, Broadstairs CT10 1RJ
23/1359/AH Domus (Formerly Plot 10 of Land Adjacent to Clifftop) North Foreland Avenue, Broadstairs
23/1376/DR 12 Park Avenue, Broadstairs CT10 2EY
L/23/1371/DR 1 Astor Road, Broadstairs CT10 3BB
23/1398/ZD 3 Scholars Road, Broadstairs CT10 1FJ

215 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:

Cllr J Bright did not take part in the Committee discussion or the vote on application TPO/23/1245/MM – Fairlight, Reading Street, Broadstairs CT10 3AX

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

TPO/23/1245/MM Fairlight, Reading Street, Broadstairs CT10 3AX
The Committee recommends REFUSAL for this application. The tree is in a neighbour's garden. The photographs supplied do not appear to support the applicant's view that a branch has died. The applicant does not explain the necessity of the work.
(Majority)

Cllr Bright rejoined the meeting.

TPO/23/1279/MM Rosebay Cottage, Woodland Way, Broadstairs CT10 3QD
The Committee unanimously recommends REFUSAL as the works go against Broadstairs and St Peter's Neighbourhood Plan policy BSP3: Protecting and Providing Important Trees - Remedial tree works i.e.,

Crown lift / Crown thin / Height reduction etc., to be kept to a maximum of 20%, unless the TDC Biodiversity & Horticulture Officer [The Tree Officer] authorises otherwise. All tree applications must contain full measurements in line with BS3998:2010, in order to make the requested percentage reduction meaningful.

The tree does not appear to be interfering with any built structures or overshadowing a garden. The sketch plan does not show its proximity to other trees or accurately measure distance from buildings.

TCA/23/1307/MM

St Peter's Memorial Hall, High Street, St Peter's, Broadstairs CT10 2TH

The Committee unanimously recommends REFUSAL on the grounds that this contravenes policy BSP3 of the Broadstairs and St Peter's 2nd Edition of the Neighbourhood Plan – Protecting and providing Important Trees. The Town Council will not support the felling of healthy trees.

The trees should continue to be maintained and a grant can be applied for to help keep the trees in a sustainable order.

The Town Council formerly requests that individual TPO's are applied to each tree.

TPO/23/1272/MM

14 Walnut Close, Broadstairs CT10 2EL

The Committee unanimously recommends REFUSAL on the grounds that this contravenes policy BSP3 of the Broadstairs and St Peter's 2nd Edition of the Neighbourhood Plan – Protecting and providing Important Trees. The Town Council will not support the felling of healthy trees, unless, in this case, an arborist reports that they are diseased. The images provided do not prove that the trees have basal rot.

TPO/23/1351/MM

1 Hamilton Close, Broadstairs CT10 1AE

The Committee unanimously recommends REFUSAL as the works go against Broadstairs and St Peter's Neighborhood Plan policy BSP3: Protecting and Providing Important Trees - Remedial tree works i.e., Crown lift / Crown thin / Height reduction etc., to be kept to a maximum of 20%, unless the TDC Biodiversity & Horticulture Officer [The Tree Officer] authorises otherwise. All tree applications must contain full measurements in line with BS3998:2010, in order to make the requested percentage reduction meaningful.

There are insufficient grounds for work on this maiden healthy tree.

TPO/23/1357/MM

8 Upton Grange, Broadstairs CT10 2NS

The Committee unanimously recommends REFUSAL on the grounds that this contravenes policy BSP3 of the Broadstairs and St Peter's 2nd Edition of the Neighbourhood Plan – Protecting and providing Important Trees. The Town Council will not support the felling of healthy trees and Remedial tree works i.e., Crown lift / Crown thin / Height reduction etc., to be kept to a maximum of 20%, unless the TDC Biodiversity & Horticulture Officer [The Tree Officer] authorises otherwise. All tree applications must contain full measurements in line with BS3998:2010, in order to make the requested percentage reduction meaningful.

If a TPO'd tree is damaged by a fire created by the owner, then this is an offence.

TPO/23/1358/MM

4 Hildersham Close, Broadstairs CT10 2XD

The Committee unanimously recommended REFUSAL on the grounds that the trees have been misidentified and the application is incomplete. It should be noted that Walnut trees should only have works undertaken in the summer.

(ii) 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/23/1293/MM

11 The Paddocks, Broadstairs CT10 3AJ

TPO/23/1322/MM

Wychdene, 19 Callis Court Road, Broadstairs CT10 3AF

TPO/23/1350/MM

51 St Peter's Court, Broadstairs CT10 2UU

216 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 4th December 2023

Meeting closed at 19:55hrs
Deputy Town Clerk