



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 8TH JANUARY 2024

Present: Cllrs J Bayford, J Bright (Chair), R Farooki (arrived 19.01), M Garner, P Moore, K Pressland, S Roberts.
In attendance: Cllr A Munns, Cllr J Nicholls
Deputy Town Clerk – Julie Belsey
10 Members of public

Minutes marked * require a resolution from the Town Council

228 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

229 APOLOGIES FOR ABSENCE

Apologies were received and approved from Councillor E Orhan. Apologies were also received from Karen Mckenzie, the Volunteer Tree Warden.

230 DECLARATIONS OF INTEREST

There were no declarations of interest.

231 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 4th December 2023. Proposed Cllr M Garner, seconded Cllr R Farooki. Agreed.

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

There were no matters arising.

233 CORRESPONDENCE

The Deputy Town Clerk has emailed members with details of the Government Consultation on Street Vote Development Orders which was sent through by the SLCC. The SLCC will be responding to the Consultation and we can contribute to their response. Comments are required to be with the SLCC by Monday 29th January 2024.

It was AGREED that Planning Committee Members would read through the consultation document and email comments to the Deputy Town Clerk, who would put together the combined response to be sent to the Planning Committee prior to sending to SLCC by 29th January 2024.

234 CHAIR'S REPORT

None

235 NEIGHBOURHOOD PLAN BUSINESS

The Deputy Town Clerk confirmed that the 2nd Edition of the Neighbourhood Development Plan has now been 'Made' and holds full legal weight.

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.

236 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, Dr Joseph Murtinho-Braga addressed the Committee speaking 'against' application 23/1600/GD – Land rear of 67 Stone Road, Broadstairs

23/1600/GD Land Rear of 67 Stone Road, Broadstairs
The Committee unanimously recommends REFUSAL on the grounds of overdevelopment and cramming. The proposed development is not compatible with neighbouring developments as per Broadstairs & St Peter's Neighbourhood Development Plan Policy BSP9.

Dr Joseph Murtini-Braga and four members of the public left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Karen Shepherdson addressed the Committee speaking 'against' application 23/1534/VKB – 74 Stone Road, Broadstairs CT10 1EB

23/1534/VKB 74 Stone Road, Broadstairs CT10 1EB
The Committee unanimously recommends REFUSAL on the grounds of the rooftop terrace being overbearing with a lack of privacy due to the proposed terrace overlooking into the neighbouring property's living space, and the close proximity of the terrace and windows to the neighbouring property's boundary.

The Committee have concerns regarding the swimming pool as 74 Stone Road is geographically higher than neighbouring properties and the swimming pool's location could cause significant damage should it leak.

Karen Shepherdson left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Gary Mead addressed the Committee speaking 'against' application 23/1503/RB – 28 Waldron Road, Broadstairs CT10 1TB, with Cllr John Nicholls representing the Ward.

23/1503/RB 28 Waldron Road, Broadstairs CT10 1TB
The Committee unanimously recommends REFUSAL on the grounds of the proposed development being overbearing, out of character with the street scene and overshadowing of neighbouring properties. The application goes against Broadstairs & St Peter's Neighbourhood Plan policy BSP9 – Design in Broadstairs & St Peter's and the Local Plan policy QD02 – General Design Principles.

The Committee also have safety concerns over the proposed development's location in respect of the neighbouring property's chimney.

Gary Mead, Cllr J Nicholls and two members of the public left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Amanda Taylor addressed the Committee speaking 'against' application 23/1578 – 99 Botany Road, Broadstairs CT10 3SB, with Cllr Alan Munns representing the Ward.

23/1578/DF 99 Botany Road, Broadstairs CT10 3SB
The Committee unanimously recommends REFUSAL on the grounds of the proposed development being overbearing, out of keeping and of detrimental effect to the street scene, with loss of privacy and overshadowing of the neighbouring properties. The proposed development goes against the Broadstairs & St Peter's Neighbourhood Development Plan Policy BSP9 – Design in Broadstairs & St Peter's.

Amanda Taylor and Cllr Alan Munns left the meeting.

23/1496/GD 16 Sowell Street, Broadstairs, CT10 2AT
The Committee unanimously recommends REFUSAL. There is a requirement for the EIA to be updated. Permission for tree T16 to be removed has not been sought or granted. Tree T16 is also not shown on any plans uploaded to the Planning Portal.

23/1499/GD Land rear of 4 Chestnut Drive, 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 **SUPPORT** to the applications listed below:

23/1545/EF Former Thanet Fire Station, 477 Margate Road, Broadstairs CT10 2QD
The Committee unanimously SUPPORTS this proposed development. It is good use of a brownfield site. This is on the understanding that existing trees will be kept and additional trees planted as per the submitted plans.

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

OL/23/1552/EF Former British Gas Site, Northdown Road, Broadstairs CT10 2UW
The Committee unanimously recommends NO COMMENT.

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

23/1538/DR 3 Ranelagh Grove, Broadstairs CT10 2TE
23/1467/DR 36 Upton Road, Broadstairs CT10 2AS
23/1549/ZD 63 Rumfields Road, Broadstairs CT10 2PG
23/1555/DF 66 Dumpton Park Drive, Broadstairs CT10 1RJ
23/1584/DF 8 Mayville Road, Broadstairs CT10 3ET
23/1518/GD Yorkstones, Cliff Promenade, Broadstairs CT10 3QY
23/1622/DR 5 Dumpton Gap Road, Broadstairs CT10 1TA
23/1610/ZD 2 Princess Anne Road, Broadstairs CT10 3HL
23/1640/DR 2 Cumberland Avenue, Broadstairs CT10 1HU
23/1560/RB HSBC, 26 Westwood Cross, Margate Road, Broadstairs CT10 2BF
23/1561/RB HSBC, 26 Westwood Cross, Margate Road, Broadstairs CT10 2BF
23/1650/DF 30 Oaklands Avenue, Broadstairs CT10 2SQ
23/1599/TC 23 Seven Stones Drive, Broadstairs CT10 1TW
23/1644/DF 16 Harrow Dene, Broadstairs CT10 2XF

237 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/23/1602/MM 35 Lanthorne Road, Broadstairs CT10 3NH
The Committee unanimously recommends REFUSAL on the grounds that these trees do provide amenity value and also high level environmental benefit. The application does not give sufficient reasons to undertake the work or to fell.

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

TPO/23/1530/MM Fairfield Lodge, Fairfield Park, Broadstairs CT10 2JT
The Committee unanimously recommends NO OBJECTION WITH CONCERNS. The work carried out should be as per the Broadstairs & St Peter's Tree Policy - Remedial tree works i.e. Crown lift / Crown thin / Height reduction etc., to be kept to a maximum of 20%. (BSP3 of the Broadstairs & St Peter's Neighbourhood Plan).

TPO/23/1537/MM April Cottage, Woodland Way, Broadstairs CT10 3QD
The Committee unanimously recommends NO OBJECTION WITH CONCERNS. The Work carried out should be as per BSP3 of the Broadstairs & St Peter's Neighbourhood Plan Tree Policy - Only diseased or dying trees to be felled and only subject to a suitable replacement being planted.

The Committee requests that TDC require at least one new tree is planted to compensate for this felling.

(iii) 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)

There were no further tree applications.

238 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 5th February 2024 at 7pm

Meeting closed at 20.18hrs
Deputy Town Clerk