



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 2nd SEPTEMBER 2019

Present: Cllrs. Bailey, Buckley, J. Bayford (Chair), R. Binks, R. K. Binks and Garner (Substitute)
Ex Officio: Cllrs. P. Moore (Mayor) and Dexter (Deputy Mayor)
Town Clerk: Danielle Dunn
Deputy Town Clerk: Christine Chappell
Tree Warden: Karen Mackenzie
Members of the Public and Press

Minutes marked * require a resolution from the Town Council

135 APOLOGIES FOR ABSENCE

Cllr. W. Moore.

136 DECLARATIONS of INTEREST

None declared.

137 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 29th July 2019. Proposed Cllr. P. Moore, seconded Cllr. Garner, agreed.

138 CHAIRMAN'S REPORT

None.

139 CORRESPONDENCE

NOTED that correspondence had been forwarded by email.

140 NEIGHBOURHOOD PLAN BUSINESS

Ref. Min. 122

DISCUSSED the legal Advice Note and Options received from Town Legal LLP regarding various issues arising from Thanet District Council's delay in deciding whether a referendum is to be held on the making of the Broadstairs & St. Peter's Draft Neighbourhood Plan.

RESOLVED that the Town Council make a reasoned request to the Secretary of State for him to direct Thanet District Council to hold a referendum on the Neighbourhood Plan.

Proposed Cllr. P. Moore, seconded Cllr. Garner, agreed.

The Town Clerk and four members of the Public and Press left the 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.

141 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

- (i) The Committee recommends **Refusal** of the applications listed below with the following concerns:

19/0388/GR
AMENDMENT 8 Percy Avenue, Broadstairs CT10 3LB
Concerns: Poor design, insufficient parking provision, overdevelopment, overbearing impact and out of keeping with the street scene and poor access for refuse collection. (Unanimous)

19/1061/VK 4 Guy Close, Broadstairs CT10 3NF
Concerns: Dormer design out of keeping, poor design, scale and mass. (Unanimous)

19/1125/GR Land adj. to 5 Prospect Place, Broadstairs CT10 1LE
Concerns: Dominant, out of keeping with street scene, lack of privacy, detrimental to the character and appearance of the area, mass and scale. (Unanimous)

- (ii) The Committee recommends **No Objection with Concerns** of the applications listed below with the following comments:

19/1027/GR St. Andrews Church, Reading Street, Broadstairs CT10 3AZ
Concerns: Choice of roofing, more sympathetic material as close to the Reading Street Conservation Area. (Majority)

A/19/1138/JS The David Copperfield, Westwood Road, Broadstairs CT10 2NN
Concerns: Light pollution (Majority)

- (iii) The Committee recommends **No Objection** of the applications listed below:

19/0852/RB Land rear of Mizuri, Norman Road, Broadstairs CT10 3BZ
(Unanimous)

19/1137/JS The David Copperfield, Westwood Road, Broadstairs CT10 2NN (Majority)

A/19/1140/JS The David Copperfield, Westwood Road, Broadstairs CT10 2NN (Majority)

- (iv) The Committee recommends **Approval** of the application listed below:

19/1079/VK 7A Queens Gardens, Broadstairs CT10 1QE
(Unanimous)

- (v) The Committee recommends **No Objection** with the following comment of the application listed below:

19/1065/DF 23 Bay View Road, Broadstairs CT10 2EA
Comment: The design specification outlined by the Planning Officer must be a condition of any consent. (Unanimous)

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

A/19/0996/RB 19/1023/JS	ASK, 48 Westwood Cross, Margate Road, Broadstairs Woodham Cottage, North Foreland Avenue, Broadstairs CT10 3QT
PN/08/19/1078	Youngs Nurseries, Sacketts Hill, Broadstairs CT10 2QS
OL/19/0554/AH 19/0877/RB 19/1016/ZB 19/1053/ZD 19/1060/VK 19/1083/JS 19/1067/JS 19/1091/DF KCC/0174/2019	Simpsons Garage, 20A Albion Road, Broadstairs CT10 2UP 96 High Street, Broadstairs CT10 1JB 16 Stanley Road, Broadstairs CT10 1DA 1 Dorcas Gardens, Broadstairs CT10 1BS 6 The Oaks, Broadstairs CT10 3BT 2 Willow Avenue, Broadstairs CT10 2LP Havisham House, Northdown Hill, Broadstairs CT10 3HU 30A Reading Street, Broadstairs CT10 3AZ St. Peter in Thanet, C of E Junior School, Grange Road, Broadstairs CT10 3EP
19/0638/JS AMENDMENT 19/0984/DF 19/1103/JS 19/0952/JS AMENDMENT	The Cottage, 25 Albion Street, Broadstairs CT10 1LU 106 High Street, Broadstairs CT10 1LY Ali Babas, 140 High Street, Broadstairs CT10 1JB 17 Eastern Esplanade, Broadstairs CT10 1DR

142 WORKS TO TREES IN CONSERVATION AREAS/TREE PRESERVATION ORDERS/HEDGEROW REMOVAL APPLICATIONS

NOTED the emailed report from Tree Warden.

- (i) The Committee recommends **Refusal** of the applications listed below with the following concerns:

TPO/19/1123/ZD	43 Selwyn Drive, Broadstairs CT10 2SW Concerns: Loss of healthy trees. (Unanimous)
TPO/19/1096/ZD	45 Selwyn Drive, Broadstairs CT10 2SW Concerns: Loss of healthy tree. (Unanimous)
TPO/19/1058/ZD	11 Upton Grange, Broadstairs CT10 2NS Concerns: No report from the Thanet District Council appointed Arboriculturalist to evidence that felling is warranted. (Unanimous)

- (i) RESOLVED unanimously that the standard response should be sent in to all tree applications on the weekly lists (standard response and applications set out below) "the following applications be subject to inspection by the Arboricultural Officer at TDC and with Town Council recommendations as follows:
- 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%.
 - Works required for structural reasons i.e. impact of root damage to foundations and drains be recognised.

- It is a criminal offence under the Wildlife and Countryside Act to disturb nesting birds. Tree works should not be permitted to take place during the main nesting period from mid-March until August. Birds can nest in any month of the year. There should be conditions requiring the applicant to check for nesting 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."

TPO/19/1032/ZD	78 Park Avenue, Broadstairs CT10 2EZ
TPO/19/0965/VK	13 Chapel Close, Broadstairs CT10 1FN
TPO/19/1110/VK	21 Reading Street, Broadstairs CT10 3AZ
TPO/19/1102/ZD	5 St. Stephens, Poplar Road, Broadstairs CT10 2SA

143 KENT COUNTY COUNCIL CONSULTATION ON THE PROPOSED DISPOSAL OF SURPLUS PLAYING FIELDS AT FORELAND FIELDS SPECIAL SCHOOL, LANTHORNE ROAD BROADSTAIRS CT10 3NX

Ref. Min. 125

DISCUSSED the consultation and the information about the site.

AGREED to defer the decision on the Consultation response to the next Committee Meeting. Consultation closing date is 11th October 2019.

ACTION: Cllr. R. Binks to make enquires regarding the land being used for a Care Home with associated gardens for utilisation and the benefit of local residents rather the being allocated for wall to wall housing

144 PRESENTATION ON TPO'S

Volunteer Tree Warden, Karen Mackenzie, gave an informative and detailed presentation on what are TPO's, types of TPO's, penalties for contravention, the recording of TPO's on the Thanet District Council database record and details of TPO's in place in Broadstairs and St. Peter's.

The question and answer session highlighted the following:

- Threat to trees at the Kingsgate College site, which is for sale and currently has no protection for the perimeter trees.
AGREED that the Tree Warden and Deputy Town Clerk would investigate the cost of an Ecological Survey to assist in securing additional TPO's for the site.
- The need for a Thanet District Council Tree Officer. The role is currently outsourced to a consultant who comes from the West Country. An appointment is believed to be going to be made in October.
- The definition of what constitutes a tree.

145 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Next Meeting: Monday 30th September at 7pm in Crampton Tower Hall.

Meeting closed at 20:45pm
Deputy Town Clerk