



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 7TH MAY 2024

Present: Cllrs J Bayford, J Bright (Chair), M Garner, P Moore, K Pressland,
Deputy Town Clerk – Julie Belsey

Minutes marked * require a resolution from the Town Council

273 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

274 APOLOGIES FOR ABSENCE

Apologies with reason were received and approved from Councillor R Farooki and Karen McKenzie. Not in attendance: Councillor E Orhan and Councillor S Roberts.

275 DECLARATIONS OF INTEREST

None

276 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 8th April 2024. Proposed Cllr M Garner, seconded Cllr J Bayford. Agreed.

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

There were no matters arising.

278 QUESTIONS AND/OR OBSERVATIONS, OTHER THAN THOSE FOR SPECIFIC PLANNING APPLICATIONS, FROM THE ELECTORATE OF BROADSTAIRS AND ST PETER'S

None

279 CORRESPONDENCE

Amended Plans correspondence received from Thanet District Council for application 23/1212 - W Brazil And Sons Ltd The Lodge Sacketts Hill BROADSTAIRS Kent CT10 2QS:

The Committee voted unanimously that their original comments still apply:

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 has concerns regarding the access onto Dane Court Road from Sackett's Hill and increased flooding issues.

Amended Plans correspondence received from Thanet District Council for application 23/1574 - Northwood Court Millennium Way Broadstairs Kent CT10 2LA

The Committee voted unanimously that their original comments still apply:

The Committee are unanimously NEUTRAL on condition that all Kent Police recommendations are followed including contacting their Missing Child and Exploitation Team, and assurances are given that the building is safe to house children with regards to fire regulations.

280 CHAIR'S REPORT

None

281 NEIGHBOURHOOD PLAN BUSINESS

The Deputy Town Clerk detailed items that were raised during the Neighbourhood Plan Debrief drop in/Town Assembly held on Monday 29th April:

- Councillors will endeavour to have a stall at events sponsored by the Town Council if possible, to continue to inform members of the public about the Neighbourhood Plan as well as other events and information relating to the Town Council.
- Social media will be used to continue to promote the Neighbourhood Plan with "Did You Know" comments informing the public of how the Neighbourhood Plan policies protect the local community.
- Leaflets can be handed out to local businesses and given out by Councillors within the Town areas to promote future referendums.
- Councillors to promote future referendums with their own contacts by cascading the information down.

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.

282 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

24/0199/VKB Land rear of 3 Calis Court Road, Broadstairs

The Committee unanimously recommends REFUSAL to this application as it contravenes Policies BSP7 and 9 of the Neighbourhood Plan:

Policy BSP7: Areas of High Townscape Value

Within the five Areas of High Townscape Value, as defined on Map 8 and on the detailed maps at Appendix 3, the conservation and/or enhancement of the special local character will be the primary planning objective. Accordingly, the Town Council will support development proposals only where it is demonstrated that the proposals have taken account of the design guidance and codes contained in the Broadstairs & St. Peter's Design Guidance and Codes (AECOM, 2022), which is a supporting document to this NDP and available on the Town Council's Neighbourhood Plan web-page:

[Neighbourhood Plan Evidence Base 2nd Edition - Broadstairs & St Peter's Town Council](#)

Policy BSP9: Design in Broadstairs & St Peter's

Development should enhance and conserve local distinctiveness by demonstrating high quality design which both respects and responds to the distinctive character of Broadstairs & St Peter's. It should have

regard to and respond positively to the design principles set out in the AECOM Design Guidance and Codes for Broadstairs & St Peter's area, which is a supporting document to this NDP and available on the Town Council's Neighbourhood Plan web-page:

[Neighbourhood Plan Evidence Base 2nd Edition - Broadstairs & St Peter's Town Council](#)

Proposals for new development in the NDP area should include a summary of how this has been achieved as part of the design and access statement accompanying planning applications.

The Town Council also object to the potential overshadowing/overlooking of neighbouring properties.

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

24/0302/GD Kent House Nursing Home, Fairfield Road, Broadstairs CT10 2JY
The Committee unanimously recommends **NO OBJECTION WITH CONCERNS** regarding noise, disturbance and potential overlooking of neighbouring properties. The Town Council are also concerned that there is limited parking space available.

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

24/0334/DF 18 Fitzroy Avenue, Broadstairs CT10 3LS
24/0303/DF Nobles Funeral Parlour, 1 Northdown Road, Broadstairs CT10 2UL
24/0348/TC 138 Ramsgate Road, Broadstairs, CT10 2ER
23/1222/GD Viking, West Cliff Avenue, Broadstairs CT10 1QA
24/0366/RB 1 Flint Grove, High Street, Broadstairs CT10 2HQ
24/0352/TC 2 Dolphin Close, Broadstairs CT10 3LQ
A/24/0328/DF 19 Westwood Cross, Margate Road, Broadstairs CT10 2BF
24/0249/RB 4 Caroline Crescent, Broadstairs CT10 2XB
24/0273/RB 15 Hereson Road, Broadstairs CT10 1FF
24/0374/GD 62A High Street, Broadstairs CT10 1JT
24/0414/TC Upton County Primary School, Edge End Road, Broadstairs, CT10 2AH

283 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/24/0313/MM Woodlands, Fair Street, Broadstairs CT10 2JP
The Committee unanimously recommends **REFUSAL**. BSPTC Tree policy requests a maximum reduction of 20% and 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.

Ivy should also be removed from the tree to allow for proper assessment.

No reason has been given as to why this work is required.

TPO/24/0397/MM 15 Northcliffe Gardens, Broadstairs CT10 3AL
The Committee unanimously recommends REFUSAL as the justification for the removal of the lime tree is "Removal due to increasing lean and poor form, replace with another lime tree in similar location". However, the answer to the question "Is it diseased and do you have concerns it might break or fall?" the answer was "No". There is no evidence to justify removal.

The Town Council's tree policy recommends that only diseased or dying trees are felled.

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

TPO/24/0398/MM 35 Selwyn Drive, Broadstairs CT10 2SW
The Committee unanimously recommends **NO COMMENT**.

(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)

TPO/24/0378/MM 18 Selwyn Drive, Broadstairs CT10 2SW
TPO/24/0369/MM 8 Seven Stones Drive, Broadstairs, CT10 1TW

284 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 3rd June 2024

Meeting closed at 19:28hrs
Deputy Town Clerk