



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 1 JULY 2024

Present: Cllrs J Bayford, P Moore, S Roberts (Chair)
Volunteer Tree Officer – Karen McKenzie
Deputy Town Clerk – Julie Belsey
Five members of public

Minutes marked * require a resolution from the Town Council

298 OPENNESS AND TRANSPARENCY

Cllr Roberts 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

299 APOLOGIES FOR ABSENCE

Apologies with reason were received and approved from Cllrs J Bright, R Farooki, E Orhan and K Pressland.

300 DECLARATIONS OF INTEREST

None

301 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 3rd June 2024.

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

There were no matters arising.

303 TERMS OF REFERENCE*

Members received the draft Terms of Reference and AGREED their APPROVAL. **The Terms of Reference will go to the next Full Council meeting for final APPROVAL.**

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

None

305 CORRESPONDENCE

The Deputy Town Clerk informed members that an update to the Sea Link Consultation had been sent round to all Councillors.

306 CHAIR'S REPORT

None

307 NEIGHBOURHOOD PLAN BUSINESS

None

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.

308 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, Amada Taylor addressed the Committee speaking 'against' application 23/1578/TC – 99 Botany Road, Broadstairs CT10 3SB

23/1578/TC 99 Botany Road, Broadstairs CT10 3SB
The Committee unanimously recommends REFUSAL and reiterates their previous comments: 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.

The Committee does not feel that the amended plans alleviate any of the previous issues highlighted within the objections.

Amanda Taylor and one member of the public left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, William Clark Smith addressed the Committee speaking 'against' application 24/0563/GD – 30 North Foreland Road, Broadstairs CT10 3NN

24/0563/GD 30 North Foreland Road, Broadstairs, CT10 3NN
The Committee unanimously recommends REFUSAL on the grounds that there is no Conservation Officer's report. The proposed application goes against the Broadstairs & St Peter's Neighbourhood Plan Policies BSP7 – Areas of High Townscape Value and BSP9 – Design in Broadstairs & St Peter's. There are also concerns regarding increased on street parking in relation to the chicane at this point of the highway with lack of space and visibility issues.

Willam Clark Smith and one member of the public left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Karen McKenzie addressed the Committee speaking 'against' application 24/0575/DF – Land North of Sacketts Hill, Broadstairs CT10 2QS

24/0575/DF Land North of Sacketts Hill, Broadstairs CT10 2QS
The Committee unanimously recommends REFUSAL on the following grounds:

- i) The application is in contravention of Local Plan Policy SP26 & BSP1 – The Green Wedge.
- ii) The application is in contravention of Local Plan Policy SP25 item 4.22 – Safeguarding of Thanet Settlements.
- iii) The application is in contravention of material planning considerations:
 - *Hazardous materials, contaminated land
 - *Smells and fumes
 - *Design, appearance and materials
 - *Landscaping
 - *Local, strategic, regional and national planning policies, emerging policies

*Nature conservation and biodiversity issues.

If further applications to generate energy are to follow – query why this has not been made at the same time as original application.

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

24/0486/DR 12 Willow Avenue, Broadstairs CT10 2LP
24/0490/DR 35 Lanthorne Road, Broadstairs CT10 3NN
24/0479/GD Instro Precision Ltd, Unit 15 Hornet Close, Broadstairs CT10 2YD
24/0620/DR 18 Vere Road, Broadstairs CT10 1JF
24/0419/GD 125 High Street, Broadstairs CT10 1NQ
24/0586/RB Land Adjacent Parwood, George Hill Road, Broadstairs
24/0469/DR Flat 1, 208 Ramsgate Road, Broadstairs CT10 2EW

309 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/24/0533/MM 9 Dane Court Gardens, Broadstairs CT10 2SB
The Committee unanimously recommends REFUSAL as there is insufficient evidence of weakness to justify felling a healthy tree.

TPO/24/0266/MM 18 Radley Close, Broadstairs CT10 1BT
The Committee unanimously recommends REFUSAL as per the Tree Officer's report: The reasons provided in support of the application do not justify the proposed felling.

TPO/24/0670/MM 2 Park Chase, Broadstairs CT10 2YW
The Committee unanimously recommends REFUSAL. We ask that the TDC Tree Officer provides guidance as to the best option to protect this tree. We consider that options 1 or 2 would be least damaging to the tree. Option 3, as suggested in the application, is not in the best interest of the tree.

The Town Council would also like to see TDC use a local Tree Officer, as opposed to the use of a contractor based in Devon.

(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)

TCA/24/0618/MM 1 Ranelagh Gardens, Broadstairs CT10 2TJ
 TPO/24/0629/MM Bradstow House, 21 St Peters Road, Broadstairs CT10 2AP

310 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 5th August 2024

Meeting closed at 19:46hrs
 Deputy Town Clerk