



Broadstairs & St. Peter's Town Council

25 June 2024

To the Members of the Planning Committee:
Cllrs J Bayford, J Bright, R Farooki, P Moore, E Orhan, K Pressland, S Roberts

Committee Members are summoned to a meeting of the
Planning Committee in the Council Chamber at Pierremont Hall
on **Monday 1st July 2024 at 7pm.**

Julie Belsey
Deputy Town Clerk

AGENDA

In accordance Standing Orders 3e, 3f and 3g
The Chairman may allow up to three members of the parish to address the meeting, for a maximum of three minutes each.

Agenda items marked * require a resolution from the Town Council.

1 CHAIRS WELCOME/OPENNESS AND TRANSPARENCY

To remind those present of the following:

The right to record, film or broadcast any meetings of the Council, committees and subcommittees is established following the Local Government Audit and Accountability Act 2014.

2 APOLOGIES FOR ABSENCE

3 DECLARATIONS OF INTEREST

To receive from committee members and the presiding clerk declarations of interest in accordance with the Code of Conduct adopted by the Council on 16th July 2012.

4 MINUTES

To RECEIVE and APPROVE by signing the minutes as a true record of the meeting held on Tuesday 3rd June 2024.

(Attach 1)

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

6 TERMS OF REFERENCE

To RECEIVE and APPROVE the Terms of Reference for the Planning Committee.

(Attach 2)

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

To agree to suspend the meeting in accordance with Standing Orders 3e, 3f and 3g which permit a maximum of three members of the parish to address the council for a maximum of three minutes each.

8 CORRESPONDENCE

To consider any correspondence and to make decisions as required.

9 CHAIR'S REPORT

To RECEIVE any reports from the Chair.

10 NEIGHBOURHOOD PLAN BUSINESS

To RECEIVE and NOTE any further Neighbourhood Plan business.

11 PLANNING APPLICATIONS

To consider and make decisions in relation to the applications reserved by members of the Committee from:

Thanet District Council's weekly lists:

- 23/24
- 24/24
- 25/24
- 26/24

And in relation to any:

- Thanet District Council applications not yet appearing on a weekly list but requiring an early decision.
- Kent County Council Planning applications;
- Planning appeals;
- Planning amendments/variations of conditions;
- Certificate of lawful use applications;
- Hedgerow removal applications; or
- Highways – Stopping Up Orders.

(Notice of all the above is sent by email.)

To make a decision in respect of all applications not individually reserved.

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

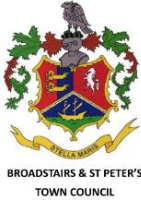
To receive the report from the Volunteer Tree Warden.

To consider and to make decisions in relation to any applications for tree or hedge works reserved by members for individual consideration. (Applications are sent by email.)

The Town Council's standard response letter will be sent in respect of any tree works applications not reserved for individual consideration.

13 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Monday 5th August 2024



Broadstairs & St. Peter's Town Council

DRAFT PLANNING COMMITTEE MINUTES

MONDAY 3 JUNE 2024

Present: Cllrs J Bayford, J Bright, R Farooki, E Orhan, R Roberts
Deputy Town Clerk – Julie Belsey
In attendance: Cllr A Munns
One member of public

Minutes marked * require a resolution from the Town Council

285 ELECTION OF CHAIR AND VICE CHAIR FOR THE CIVIC YEAR 2024/25

Cllr Steve Roberts was elected as Chair
Cllr Joanne Bright was elected as Vice Chair

286 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

287 APOLOGIES FOR ABSENCE

Apologies with reason were received and approved from Cllr K Pressland and Cllr P Moore. Apologies were also received from Karen Mckenzie.

288 DECLARATIONS OF INTEREST

Cllr J Bright declared a non-pecuniary interest in Agenda Item 12, application TCA/24,0523/MM, 52 Reading Street, Broadstairs. The application is from a neighbour.

289 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Tuesday 7th May 2024.

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

There were no matters arising.

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

None

292 CORRESPONDENCE

None

293 CHAIR'S REPORT

None

294 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.

295 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

24/0488/RB Zero (Binbrook Lodge) Kingsgate Bay Road, Broadstairs CT10 3QL
The Committee unanimously recommends **NO OBJECTION WITH CONCERNS** – this is a retrospective application and now includes solar panels which were not included in the original application to which permission was granted.

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

24/0388/DF Bleak House, Fort Road Broadstairs, CT10 1EY
The Committee unanimously recommends **NO OBJECTION**.

L/24/0418/DF Bleak House, Fort Road Broadstairs, CT10 1EY
The Committee unanimously recommends **NO OBJECTION**.

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

24/0262/DF Land Adjacent 76 Northwood Road, Broadstairs
24/0248/ZD 17 Percy Road, Broadstairs CT10 2BJ
24/0469/DR Flat 1, 208 Ramsgate Road, Broadstairs CT10 2EW
24/0352/TC Dolphins, Marine Drive, Broadstairs CT10 3LG
24/0500/DR 3 Chandos Road, Broadstairs CT10 1QP
24/0421/DR 40 Convent Road, Broadstairs CT10 3BE
24/0491/TC 19 Salisbury Avenue, Broadstairs CT10 2DU
24/0478/TC 47 Bradstow Way, Broadstairs CT10 1AJ
24/0284/GD 158 High Street, Broadstairs CT10 1JB
A/24/0466/TC Westwood Cross Shopping Centre, Margate Road, Broadstairs CT10 2BF
24/0400/RB Booker Belmont Wholesale, 20 Patricia Way, Broadstairs CT10 2LE
24/0439/RB 18 Dane Court Gardens, Broadstairs CT10 2SB
24/0511/RB 14 The Oaks, Broadstairs CT10 3BT
24/0292/TC 13 Church Street, Broadstairs CT10 2TT
L/24/0293/TC 13 Church Street, Broadstairs CT10 2TT
24/0343/TC Flat 1, 18 Victoria Parade, Broadstairs CT10 1QS
24/0521/TC 7 Dalmaney Close, Broadstairs CT10 1HS
24/0482/DR 90 Broadstairs Road, Broadstairs CT10 2RU
24/0448/DR Visitor Information Centre, Victoria Parade, Broadstairs CT10 1DU
24/0505/GD Kaspers, Margate Road, Broadstairs CT10 2PR
24/0565/DR 2 Cumberland Avenue, Broadstairs CT10 1HU
24/0440/TC Flat 8 Naldera, Cliff Promenade, Broadstairs CT10 3QY
24/0571/TC 12 Nicholls Avenue, Broadstairs CT10 2EH

296 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 discussion or Committee vote on application TCA/24/0523/MM – 52 Reading Street, Broadstairs CT10 3AZ

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

TCA/24/0523/MM 52 Reading Street, Broadstairs CT10 3AZ
The Committee unanimously recommends REFUSAL. It is against BSPTC policies to fell a healthy tree. There is no structural report to confirm any alleged structural damage to the wall. The Committee urge that a TPO is placed on this tree.

(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/24/0422/MM 3 Flint Grove, High Street, Broadstairs CT10 2HQ
TPO/24/0522/MM 33 St Peter's Court, Broadstairs CT10 2UU

297 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 1 July 2024 2024

Meeting closed at 19:26hrs
Deputy Town Clerk

**BROADSTAIRS & ST PETER'S TOWN COUNCIL
DRAFT TERMS OF REFERENCE FOR
THE PLANNING COMMITTEE**

MEMBERSHIP

- The Planning Committee shall consist of a minimum of six Councillors
- The Council's Volunteer Tree Warden in an advisory capacity.
- Councillor members shall have full voting rights on the committee.
- Non-councillor members shall have no voting rights.

PROCEDURES

- At the first meeting of the Planning Committee after the Annual Meeting of the Town Council the Committee shall elect a Chairman and Vice Chairman for the forthcoming year from amongst the committee membership. The Chairman and Vice Chairman may be re-elected.
- The quorum for the committee shall be three. Business cannot be transacted with fewer than three voting members present.
- The committee will submit minutes of their meetings to the next meeting of the Council and seek approval for recommendations made.
- The Deputy Town Clerk or an appropriate officer shall provide administrative support for the Committee.

FREQUENCY OF MEETINGS

- The Committee will normally meet on the first Monday of each month. The schedule will be established by the Clerk and the Chairman of the Committee and published along with all other committee meetings.
- Meetings will take place at Pierremont Hall or other suitable venue and will be open to the public.

COMMITTEE FUNCTIONS

The Committee will consider and make decisions in respect of all planning applications individually and reserved by members of the Committee from Thanet District Council's weekly lists and in relation to any:

- Thanet District Council applications not yet appearing on a weekly list but requiring an early decision.
- Kent County Council Planning applications;
- Planning appeals;
- Planning amendments/variations of conditions;
- Certificate of lawful use applications;
- Hedgerow removal applications; or
- Highways – Stopping Up Orders.

The Committee will also consider and make decisions in relation to any applications for tree or hedge works individually and reserved by members of the Committee and call upon the Volunteer Tree Warden to advise on matters. The Volunteer Tree Warden is requested to attend meetings and to provide a monthly report in advance of the meetings.