



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 3 FEBRUARY 2025

Present: Cllrs J Bayford, J Bright, R Farooki, P Moore, E Orhan S Roberts (Chair)
Deputy Town Clerk – Julie Belsey
13 members of public

Minutes marked * require a resolution from the Town Council

383 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.

384 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from: Cllr K Pressland

385 DECLARATIONS OF INTEREST

There were no declarations of interest.

386 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Wednesday 8th January 2025.

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

None

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

None

389 CORRESPONDENCE

None

390 CHAIR'S REPORT

None

391 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.

392 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

Unconfirmed Planning Minutes 3 February 2025
Subject to Confirmation

In accordance with Standing Orders 3e, 3f and 3g, Jacquie Darg addressed the Committee on application OL/25/0037/EF – Thanet District Council Depot, Pierremont Park, Broadstairs CT10 1NL

- OL/25/0037/EF Thanet District Council Depot, Pierremont Park, Broadstairs CT10 1NL
- The Committee recommends REFUSAL (Majority vote with one abstention):
- Risk to park users due to shared access across protected open space to proposed application area.
 - Overbearing and loss of privacy to neighbouring properties.
 - Inadequate parking provided in relation to property sizes
 - Loss of habitat & trees
 - Loss of visual amenity
 - Increased traffic to area and additional parking on Pierremont Avenue which is already heavily congested.
 - Incorrect information provided: The application is for 3 x 3 bedroom 3 storey houses and 1 x 2 storey 2 bedroom house. However, the planning consultancy statement says that there will be 1 x 3 bedroom house and 3 x 2 bedroom houses.
 - The principle of BNG is to maintain and enhance. It is not acceptable to remove mature trees and replace them with hedges. The government's own example states "A developer cuts down some trees on the site. They must make up for this impact on the habitat, as well as deliver 10% BNG." The survey does not state how this 10% will be achieved.
 - The Town Council also draws attention to Waste & Recycling's comments regarding the private road and that bins will need to be presented at the boundary of the private road and the public Highway where it meets Pierremont Avenue.
 - As this area will be a private highway, street lighting and upkeep of such needs to be taken into consideration, which is not included within the application.
 - We have concerns about the content of the Preliminary Ecological Survey and believe that additional ecological survey works are required.

12 members of public left the meeting.

(Note: The Deputy Town Clerk will explore community asset transfer information).

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

24/1458/DR 68 Fitzroy Avenue, Broadstairs CT10 3LT
The Committee unanimously recommends NO OBJECTION WITH CONCERNS. The committee recommends screening of the balcony to prevent overlooking into neighbouring property.

- iii) The Committee recommends **SUPPORT** to the applications listed below:

24/1491/AH Public Conveniences, Eastern Esplanade, Broadstairs CT10 1DU
The Committee unanimously recommends SUPPORT for this application subject to information being provided to the Environment Agency regarding the drainage proposals.

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

24/1452/DR 32 Northdown Hill, Broadstairs CT10 3HU
25/0015/DR 136 Rumfields Road, Broadstairs CT10 2PG
25/0009/DR 37 St Mildreds Avenue, Broadstairs CT10 2BX
24/1447/DR 64 Westcliff Road, Broadstairs CT10 1PY
24/1485/DF South Court, 62 Swinburne Avenue, Broadstairs CT10 2DP

24/1463/DR 3 Lerryn Gardens, Broadstairs CT10 3BH
 25/0062/RB 55 Fair Street, Broadstairs CT10 2JL

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

RESOLVED that the applications be dealt with as detailed below:

(i) 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/25/0024/MM	3 St Clements Court, Alderney Gardens, Broadstairs CT10 2TS
TPO/25/0027/MM	Woven, North Foreland Avenue, Broadstairs
TPO/25/0029/MM	2 Callis Court Road, Broadstairs CT10 3AE
TPO/24/1474/MM	53 Ramsgate Road, Broadstairs CT10 2DJ
TCA/25/0050/MM	Apartment 6, Castle View, Joss Gap Road, Broadstairs CT10 3PE

CLlr P Moore asked that the Committee use this opportunity to officially thank Karen McKenzie, the Volunteer Tree Warden, for the work she does in providing the monthly tree report to the Committee, which aid them with additional information regarding tree applications.

394 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 3rd March at 7pm

Meeting closed at 19:37
Deputy Town Clerk