



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 5th OCTOBER 2020

Present: Cllrs. Bailey, J. Bayford (Chair), R. Binks, R. K. Binks, Buckley and Garner (Substitute)
Town Clerk: Danielle Dunn
Deputy Town Clerk: Christine Chappell
Tree Warden: Karen McKenzie
Member of the Public: Mrs D. Roberts

Minutes marked * require a resolution from the Town Council

204 APOLOGIES FOR ABSENCE

Cllrs. Dexter, P. Moore and W. Moore were not in attendance.

205 DECLARATIONS of INTEREST

None declared.

206 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 7th September 2020. Proposed Cllr. R. Binks, Seconded Cllr. Bailey, agreed.

RESOLVED to RECEIVE the unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on the 17th September 2020. Proposed Cllr. R. Binks, Seconded Cllr. Bailey, agreed.

207 CHAIRMAN'S REPORT

None.

208 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email.

209 NEIGHBOURHOOD PLAN BUSINESS

The Town Clerk gave a verbal update:

- An application is being submitted for the new round of government funding to cover costs for the work to undertake a community consultation on how fit for purpose the Neighbourhood Plan is.
- RB, the Planning Secretary for The Broadstairs Society is being invited to attend the next meeting with a view to being co-opted to the vacancy on the Sub-Committee as a community member.

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.

210 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mrs D. Roberts addressed the Committee speaking against application 20/0998/DF – 3 Harrow Dene, Broadstairs CT10 2UY

RESOLVED that the applications be dealt with as detailed below:

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

20/0998/DF 3 Harrow Dene, Broadstairs CT10 2UY
Concerns: Overbearing impact leading to a sense of enclosure and a total loss of privacy to neighbours.
(Unanimous)

Mrs Roberts left the meeting.

20/1012/GR 2 Davids Close, Broadstairs CT10 1RD
Concerns: Overlooking and Overdevelopment with the annex accommodation. (Unanimous)

20/1158/JS 45 Ranelagh Grove, Broadstairs CT10 2TE
Concerns: Cramping, out of keeping with the street scene.
(Majority)

20/1177/RB 18 Yarrow Close, Broadstairs CT10 1PW
Concerns: Dormers too dominant, overlooking and overbearing to adjacent properties. (Unanimous)

(ii) The Committee recommends **No Objection with Concerns** to the applications listed below:

20/0929/EF Land adj. to 47 Lanthorne Road, Broadstairs
Concerns: No mention of how the TPO'd trees root protection area (RPA) is going to be protected. This document is required prior to and must form part of any approval of the application. The recommendations in British Standard BS 5837:2012 - Trees in relation to Design, Demolition and Construction must be referred to. The Committee request a site visit is made by the TDC Tree Officer. (Unanimous)

20/1194/JS Harbour Rise, Pier Approach, Broadstairs Ct10 1TY
Concerns: Cladding finish is completed as per submitted plans. (Unanimous)

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

A/20/1150/RB 8 High Street, Broadstairs CT10 1LH (Unanimous)
20/1018/VK 14 Seven Stones Drive, Broadstairs CT10 1TW (Unanimous)
AMENDMENT

- (iii) The Committee recommends **APPROVAL with Concerns** to the application listed below:

20/1070/GR 84 High Street, Broadstairs CT10 1JJ
Concerns: Appears to be no provision for parking in a central area of the town that has inadequate facilities. (Unanimous)

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

20/0879/RB 27A Carlton Avenue BROADSTAIRS CT10 1AG
20/0966/RB 3 Fitzroy Avenue BROADSTAIRS CT10 3LS
20/1016/DF 56 King Edward Avenue BROADSTAIRS CT10 1PH
20/1115/RB 15 Thanet Road BROADSTAIRS CT10 1LF
20/1139/DF 103 Kingsgate Avenue BROADSTAIRS CT10 3LH
20/1040/JS 11 Knights Avenue BROADSTAIRS CT10 1EL
20/1143/ZD 4 Seafield Road BROADSTAIRS CT10 2DD
20/1173/GR 82 Dumpton Park Drive BROADSTAIRS CT10 1RL
20/0968/JS ABC Nursery, 10 Percy Avenue, Broadstairs CT10 3LB
20/1185/RB Memorial Recreation Ground Lawn Road BROADSTAIRS
CT10 1AD
20/1206/VK 2 Sterling Close BROADSTAIRS CT10 2XE
20/1208/ZD 8 Collingwood Close BROADSTAIRS CT10 2JS
20/1091/VK 140 Dumpton Park Drive BROADSTAIRS CT10 1RP
20/1152/VK 22 Old Green Road BROADSTAIRS CT10 3BP
20/1175/RB 34 Sea View Road BROADSTAIRS CT10 1BX
20/1197/DF 64 High Street BROADSTAIRS CT10 1JT
20/1211/ZD 32 Ethel Road BROADSTAIRS CT10 2BE
20/1227/RB 3 Capel Close BROADSTAIRS CT10 3LR

211 TOWN COUNCIL'S STANDARD RESPONSE LETTER IN RESPECT OF ANY TREE WORK APPLICATIONS NOT RESERVED FOR INDIVIDUAL CONSIDERATION

Ref. Min 147.2020

DISCUSSED suggested changes by the Tree Warden to the standard response letter. AGREED the following wording to be used in the Town Council's standard response letter in respect of any tree work applications not reserved for individual consideration.

The Planning Committee of the Town Council has considered this application and resolved that an application for work on a TPOd tree(s) without a report from the Tree Officer is recommended for refusal.

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 Tree 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)

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

Received the emailed report from the volunteer Tree Warden.

(i) The Committee recommends **REFUSAL** of the application listed below with the following comment:

TPO/20/1251/ZD 10 Chestnut Drive, Broadstairs CT10 2LN
 Comment: The Committee recommend that the tree works are carried out as per the TDC Tree Officer report recommendations. (Unanimous)

(ii) The Committee recommends **NO OBJECTION** of the application listed below:

TPO/12/1218/RB 2 Callis Court Road, Broadstairs CT10 3AE
 Comment: The Committee support the recommendations of the TDC Tree Officer. (Unanimous)

(iii) RESOLVED unanimously that the standard response should be sent in to all other tree applications on the weekly lists (standard response and applications set out below)

An application for work on a TPOd tree(s) without a report from the Tree Officer is recommended for refusal.

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:

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TPO/20/1159/ZD 1 Rugby Close BROADSTAIRS CT10 2XA (Unanimous)

Due to computer technical issues the Tree Warden left the meeting.

213 MAINTENANCE RESPONSIBILITIES OF TREE OWNERS

DISCUSSED ideas on how to inform tree owners of their maintenance responsibilities.

- Creation of a Website Page
- Addition of Tree Work Policy in Neighbourhood Plan
- Send Tree Work Policy Information to local tree surgeons and community woodland trusts.

AGREED to create a new website page and request that Tree Work Policy is included in the review being undertaken of the Neighbourhood Plan.

ACTION: Cllrs Buckley and Garner along with the Tree Warden to bring suggested wording of the website page to a future meeting.

214 THANET LOCAL PLAN REVIEW

AGREED the following additional matters would be fed back to Thanet District Council for inclusion in the Local Plan Update:

- Thanet wide 20mph zones on residential roads in towns.
- Cliff top safety due to climate change.

215 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Wording for new website page for Tree Works

Next meeting: Monday 2nd November 2020 at 7pm. Platform/Venue to be confirmed depending on Covid-19 guidelines.

Meeting closed at 8:53p.m.
Deputy Town Clerk