



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 7th DECEMBER 2020

Present: Cllrs. Bailey, J. Bayford (Chair), R. Binks, R. K. Binks, Buckley, Garner (Substitute) and W. Moore
Ex. Officio: Cllr. P. Moore (Mayor)
Interim Town Clerk: Christine Chappell
Tree Warden: Karen McKenzie

Minutes marked * require a resolution from the Town Council

312 APOLOGIES FOR ABSENCE

Cllr. Dexter was not in attendance due to Microsoft Teams connection issues.

313 DECLARATIONS of INTEREST

None declared.

314 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 2nd November 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 26th November 2020.

315 CHAIRMAN'S REPORT

None.

316 CORRESPONDENCE

An invitation has been received from Planning Issues on behalf of Churchill Retirement Living to comment on a proposed redevelopment of land to the east site of Nash Road, Margate CT9 4LD to form Retirement Living Accommodation. The plans can be viewed at www.chruchillretirement.co.uk/planning/consultations. Members confirmed that they had also received the invitation personally.

NOTED that all other correspondence had been forwarded by email.

317 NEIGHBOURHOOD PLAN BUSINESS

The Interim Town Clerk gave a verbal update:

-Neighbourhood Plan - The Locality grant application was successful and work is now starting on the review.

-Draft Tree Strategy – The draft strategy prepared by the Tree Warden is being edited and an executive summary is being prepared. Members are welcome to review the strategy and send comments to Danielle Dunn, by the 14th December 2020.

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.

318 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

- | | |
|-------------------------|---|
| 20/1352/RB | 48 Stanley Road, Broadstairs CT10 1BN
Concerns: The dormer development at the front is out of keeping with the street scene and the 45-degree rule in respect of loss of light for the neighbouring property from the first floor rear extension. (Unanimous) |
| 20/1419/JS | 57 The Silvers, Broadstairs CT10 2LZ
Concerns: Insufficient information on the dimensions. Do they comply with the statutory regulations and are they adequate enough for the development. (Unanimous) |
| 18/0387/RB
AMENDMENT | 14 Granville Road, Broadstairs CT10 1QD
Concerns: Overdevelopment and out of keeping with the Conservation Area. The Committee support the comments of the Conservation Area Officer in their report dated 7 th December 2020. (Unanimous) |
| 20/0842/GR
AMENDMENT | Seagulls, Cliff Promenade, Broadstairs CT10 3QY
Concerns: Overdevelopment, out of keeping with the street scene and any potential underground parking may cause considerable harm to the development and the neighbouring properties due to destabilising of the cliff face. (Unanimous) |
| 20/1510/DF | 5 Trotwood Place, Broadstairs CT10 1RA
Concerns: Design flaw. There is a serious safety hazard/risk with the doorway at the head of the stairs opening directly onto the staircase as there is no landing area. (Unanimous) |

(ii) The Committee recommends **APPROVAL with CONCERNS** to the application listed below:

- | | |
|------------|--|
| 20/1507/VK | Upton County Primary School, Edge End Road, Broadstairs CT10 2AH
Concerns: Any trees removed must be replaced with adequate mature trees. The TDC Tree Officer to recommend suitable replacement species. Subject to samples being provided, the colour of the cladding must blend in appropriately with the school building. (Unanimous) |
|------------|--|

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

- | | |
|------------|--|
| 20/1351/DF | The Gallery, Church Road, BROADSTAIRS CT10 1EY |
| 20/1431/RB | 68 Stone Road, BROADSTAIRS CT10 1EB |

19/1306/RB 1 Edge End Road BROADSTAIRS CT10 2AH
 AMENDMENT
 20/1416/RB 8 Seven Stones Drive BROADSTAIRS CT10 1TW
 20/1421/RB 41 Carlton Avenue BROADSTAIRS CT10 1AQ
 19/0388/GR 8 Percy Avenue BROADSTAIRS CT10 3LB
 AMENDMENT
 20/1173/GR 82 Dumpton Park Drive BROADSTAIRS CT10 1RL
 AMENDMENT
 20/1493/DF 9 St Peters Road BROADSTAIRS CT102AG
 20/1488/ZD 55 Lanthorne Road BROADSTAIRS CT10 3NA
 20/1505/RB 16 Sea View Road BROADSTAIRS CT10 1BX
 20/1509/RB 16 Kings Avenue BROADSTAIRS CT10 1DJ
 20/1537/ZD 83 Park Avenue BROADSTAIRS CT10 2XL
 20/1539/DF 179 Percy Avenue BROADSTAIRS CT10 3LF
 20/1542/RB 7 Ranelagh Grove BROADSTAIRS CT10 2TE
 A/20/1562/JS The David Copperfield Westwood Road BROADSTAIRS
 20/1550/GR 3 Upton Grange, Broadstairs CT10 2NS
 20/1581/JS 45 The Maples, BROADSTAIRS CT10 2PE
 20/0585/EF Fairfield Manor, Fairfield Road, BROADSTAIRS CT10 2JY
 AMENDMENT
 20/1091/VK 140 Dumpton Park Drive BROADSTAIRS CT10 1RP
 AMENDMENT

319 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 applications listed below with the following concerns/comments:

TPO/20/1162/VK 14 Sanctuary Close, Broadstairs CT10 2XH
 Concerns: Works too drastic. The Committee agree with the TDC Tree Officer recommendations of cutting back ivy and varying levels of reduction on different trees, although that report is not yet able to be viewed on the planning portal. KCC to be contacted with regard to works to trees in their ownership. (Unanimous)

TPO/20/1567/ZD 15 The Pines, Broadstairs CT10 2NL
 Concerns: No justification for the felling of a healthy tree. (Unanimous)

TPO/20/1518/DF St. Peter's Church, Hopeville Avenue, Broadstairs CT10 2TR
 Concerns: 25% Pollard. The Committee support the TDC Tree Officer recommendation of 25% Crown thin and request that works are carried out by qualified tree surgeons as they need to be undertaken sensitively and in a way

sympathetic to the natural character of each tree.
(Unanimous)

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

TPO/20/1453/JS 7 Ocean View, Broadstairs CT10 1TP
Comment: The Committee supports the felling on safety grounds and requests that a replanting condition is imposed.
(Unanimous)

TPO/20/1464/DF 39A Grange Road, Broadstairs CT10 3ER
Comment: The Committee agree with all the recommendations of the TDC Tree Officer in the report dated 25th November 2020 and request that if T48 is felled, it is replaced on a 2:1 basis to make up for the lost canopy since two other non-protected trees are also being removed.
(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)

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)

TPO/20/1529/RB 3 Upton Grange, Broadstairs CT10 2NS
TPO/20/1631/RB 35 Selwyn Drive BROADSTAIRS CT10 2SW

Cllr. P. Moore placed on record the Committees' thanks to the Tree Warden for providing informative and helpful reports on tree work applications.

320 CREATION OF NEW WEBSITE PAGE TO INFORM TREE OWNERS OF THEIR MAINTENANCE RESPONSIBILITIES

DISCUSSED the creation of a new website page to inform tree owners of their maintenance responsibilities.

RESOLVED that the creation of a new website page to inform tree owners of their maintenance responsibilities is delegated to the Environmental Working Party to be included in their Action Plan. Proposed: Cllr. J. Bayford, Seconded Cllr. P. Moore, Agreed.

DISCUSSED the regular updating of the Tree Warden website page.

ACTION: Interim Town Clerk to forward monthly Tree Warden report to the Marketing and Administration Assistant to facilitate monthly updates.

321 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Next meeting: Monday 4th January 2021 at 7pm. Platform/Venue to be confirmed depending on Covid-19 guidelines.

Meeting closed at 8:35p.m.
Interim Town Clerk