



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 1st MARCH 2021

Present: Cllrs. Bailey, J. Bayford (Chair), R. Binks, R. K. Binks, Buckley and W. Moore.
Ex. Officio: Cllrs. P. Moore and Dexter
Town Clerk: Kirsty Holroyd
Deputy Town Clerk: Christine Chappell
Kingsgate Ward Councillor: Robert Bayford
Tree Warden: Karen McKenzie

Minutes marked * require a resolution from the Town Council

439 APOLOGIES FOR ABSENCE

Full Attendance.

440 DECLARATIONS of INTEREST

Cllr. J. Bayford declared a significant interest in application 20/1737/JS – Woodhatch, George Hill Road, Broadstairs as the residents are known to her personally.

441 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 1st February 2021.
Proposed Cllr. P. Moore, Seconded Cllr. R. Binks, agreed.

RESOLVED to RECEIVE the unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on Thursday 25th February 2021.

442 CHAIRMAN'S REPORT

Members were advised that Thanet District Council Planning Committee had granted permission for application 20/0591 – Kingsgate College. And although the main pathway has been removed from the plans, the natural pathway leading towards the golf course will remain, without the removal of any trees.

443 CORRESPONDENCE

Members were advised about the Government MHCLG consultation on the Model Design Code and the briefing about it from NALC.

NOTED that the consultation correspondence will be emailed to Councillors after the meeting for any comments to be sent to the Deputy Town Clerk by Friday 19th March, so that a draft response can be formulated for approval by the consultation deadline of 27th March 2021, if required.

Members were advised about receipt of an amendment to planning application 20/1270/VK – 44 Stone Road, which the Committee had previously recommended for refusal. The amendment notification was received after the distribution of planning list 08/21 and has a deadline for additional comments of the 17th March 2021, which is prior to the next Planning Committee meeting.

NOTED that Councillors can make individual comments on the amendment via the TDC Planning Portal.

444 NEIGHBOURHOOD PLAN BUSINESS

-Neighbourhood Plan Update

Members were reminded about responding to the Draft Tree Strategy Consultation, which closes on Friday 5th March 2021 and the Neighbourhood Plan Survey.

NOTED the comments on completion of the online Neighbourhood Plan Survey by Cllr. Bailey.

- A save and continue later option being incorporated and/or the survey questions being available to download.

ACTION the Deputy Town Clerk will feed these suggestions back to Goldstone Town Planning by email after the meeting.

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.

445 PLANNING APPLICATIONS

Cllr. J. Bayford left the Chair and the meeting.

Cllr. Buckley took the Chair.

In accordance with Standing Orders 3e, 3f and 3g, Kingsgate ward Councillor, R. Bayford, addressed the Committee speaking against application 20/1737/JS – Woodhatch, George Hill Road, Broadstairs.

RESOLVED that the applications be dealt with as detailed below:

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

20/1737/JS Woodhatch, George Hill Road, Broadstairs
Concerns: Development in the Green Wedge. Contrary to Local Plan Policy SP25 (Safeguarding the identity of Thanet's Settlements) and Neighbourhood Plan Policy BSP1 (The "Green Wedge"). (Unanimous)

Cllr. R. Bayford left the meeting.

Cllr. J. Bayford re-joined the meeting.

Cllr. Buckley vacated the Chair and Cllr. J. Bayford retook the Chair

20/1576/JS Waterloo Shelter, Viking Bay, Harbour Street, Broadstairs
Concerns: Insufficient and inadequate information on the proposed connection to services, impact on the stability of the Esplanade during the build and ongoing servicing to the property, no disability access, expansion of decking onto a public beach for private enterprise and the Committee do not approve of the extension of the decking outside the applicant's boundary. (Unanimous)

21/0090/GR 2 Lindenthorpe, Broadstairs CT10 1BG
Concerns: Overdevelopment, loss of well-established woodland. (Unanimous)

- 20/1773/GR Spicer McColl Ltd, 43-45 High Street, Broadstairs
Concerns: Overdevelopment, insufficient and inadequate parking and the impact of this on the street scene. (Majority)
- 21/0045/DF 13 Linden Avenue, Broadstairs CT10 1HR
Concerns: Increase in bulk and scale. (Unanimous)
- 20/1510/DF 5 Charlotte Street, Broadstairs CT10 1RA
AMENDMENT 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)
- 20/1671/DF The Gallery, Church Road, Broadstairs
Concerns: Overlooking, loss of privacy to neighbour at Bleak House. (Unanimous)

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

- 21/0049/RB 28 Grange Way, Broadstairs CT10 2YP (Unanimous)
21/0072/TC 19 Salisbury Avenue, Broadstairs CT10 2DU (Unanimous)
20/0174/GR Westwood Lodge, Poorhole lane Broadstairs CT10 2PP (Unanimous)
AMENDMENT

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

- 20/1768/GR Fairlight, Reading Street BROADSTAIRS
21/0022/RB 48 Stanley Road BROADSTAIRS CT10 1BN
21/0033/VK 66 Prince Charles Road BROADSTAIRS CT10 3HH
20/1647/VK Wyatt and Jones Restaurant, 23 - 27 Harbour Street BROADSTAIRS
21/0041/DF 11 Grange Road BROADSTAIRS CT10 3EP
21/0062/TC 24 Stone Road BROADSTAIRS CT10 1DZ
21/0096/TC 91 Park Avenue BROADSTAIRS CT10 2XL
21/0104/TC 41 Rumfields Road BROADSTAIRS CT10 2PQ
20/1769/RB Coach House Leybourn Road BROADSTAIRS CT10 1TE
21/0088/GR 9 Leybourn Road BROADSTAIRS CT10 1TE
21/0098/VK 191 Ramsgate Road BROADSTAIRS CT10 2EW
21/0151/RB 8 Brassey Avenue BROADSTAIRS CT10 2DS
21/0155/VK Linkside, Marine Drive BROADSTAIRS CT10 3LU

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

RECEIVED the emailed report from the volunteer Tree Warden.

DISCUSSED adding an additional paragraph to the standard recommendations letter sent to TDC Planning to highlight the comments and findings of the TDC Biodiversity and Horticulture Officer.

RESOLVED to add the following wording.

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.

RESOLVED that the applications be dealt with as detailed below:

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

TPO/21/0193/ZD 7 Walnut Close, Broadstairs CT10 2EL
Concerns: Felling of healthy tree. The TDC Biodiversity and Horticulture Officer states that this work is unacceptable as this tree meets high levels of TPO criteria hence the reason for its designation. Appears in good health, good amenity value and has many years of life ahead. (Unanimous)

(ii) The Committee recommends **NO OBJECTION** to the application listed below.

TPO/21/0119/DF 25 Callis Court Road, Broadstairs CT10 3AG
Comment: The Committee request that the recommendations of the TDC Biodiversity and Horticulture Office are followed:
"T4 thinning the crown on the horizontal branches by 25% is fine in view of the proximity of other trees, wall and property.
T5 thinning the crown on the horizontal branches by 25% is fine in view of the proximity of other trees, wall and property.
T8 part of the canopy is leaning across the road and potentially impeding higher trucks. I recommend a crown lift to 9 to 10m. This will also allow the branches around a light to be resolved.
T12 this tree is clearly deteriorating and on a downward trajectory. There is a Chamaecyparis leylandii that is growing near to this that could replace this tree. I would support a fell in this case."
(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 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)
- 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.

TPO/20/0099/RB	49 St Peters Court BROADSTAIRS CT10 2UU
TPO/21/0103/ZD	2 Northcliffe Gardens BROADSTAIRS CT10 3AL
TPO/21/0102/DF	The Treasury Bishops Avenue BROADSTAIRS CT10 1EQ
TCA/21/0069/JS	Kent House Nursing Home Fairfield Road BROADSTAIRS CT10 2JY
TPO/21/0143/TC	Bevan Mansions, North Foreland Road BROADSTAIRS CT10 1FE
TPO/21/0145/ZD	83 Park Avenue BROADSTAIRS CT10 2XL

447 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Next meeting: Monday 29th March 2021 at 7pm. Platform/Venue to be confirmed.

Meeting closed at 8.45p.m.
Deputy Town Clerk