



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 10<sup>th</sup> MAY 2021**

Present: Cllrs. Bailey, J. Bayford (Chair), R. Binks, R. K. Binks and W. Moore  
Ex. Officio: Cllrs. P. Moore and Dexter  
Deputy Town Clerk: Christine Chappell  
St. Peter's Ward Councillor: Mike Garner  
Tree Warden: Karen McKenzie

**Minutes marked \* require a resolution from the Town Council**

### **536 APOLOGIES FOR ABSENCE**

Cllr. Buckley

### **537 DECLARATIONS of INTEREST**

None declared.

### **538 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 29<sup>th</sup> March 2021.  
Proposed Cllr. R. Binks, Seconded Cllr. P. Moore, agreed.

### **539 OPENNESS AND TRANSPARENCY**

The Chairman reminded those present of 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.

### **540 CHAIRMAN'S REPORT**

None.

### **541 CORRESPONDENCE**

NOTED that all other correspondence had been forwarded by email.

### **542 NEIGHBOURHOOD PLAN BUSINESS**

-Neighbourhood Plan Update

Members were advised that the Sub-Committee did not meet at the end of April as there was no business to discuss.

The first draft of the Neighbourhood Plan proceeded to Referendum on the 6<sup>th</sup> May 2021 with the question 'Do you want Thanet District Council to use the neighbourhood plan for Broadstairs & St Peter's to help it decide planning applications in the neighbourhood area. The TDC website has not yet been updated with the result, but it has been reported that 5,643 voted yes and 262 no, so the plan is adopted. Councillors discussed that the online promotion had not reached as many voters as hoped. They agreed that any future referendum also requires an executive summary in the form of a flyer that is delivered to residents.

The Neighbourhood Plan Survey had closed the previous week with around 650 responses being received. These are being reviewed by the consultants, breakthrough Communications. A full strategy with the results will be produced and discussed.

*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.*

### **543 PLANNING APPLICATIONS**

*In accordance with Standing Orders 3e, 3f and 3g, Cllr Garner addressed the Committee speaking against application 21/0473/JS – Woodlands, Fair Street, Broadstairs CT10 2JP.*

RESOLVED that the applications be dealt with as detailed below:

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

21/0473/JS – Woodlands, Fair Street, Broadstairs CT10 2JP.

Concerns: Lack of information and reports, missing information, no tree survey, overdevelopment, close to adjoining properties, design does not conform with Local Plan aesthetics objectives, the Woodlands vehicle access appears inadequate given the narrowness of the head of the street at this point and the loss of the walnut tree. (Unanimous)

Cllr. Garner left the meeting.

21/0331/AH Land adjacent to Clifftop and Surrounding Redriff, North Foreland Avenue Broadstairs  
Concerns: Potential loss of important hedging with roost sites for birds on the red list i.e. Hedge Sparrows. The retention and loss of trees and hedges must be taken into consideration and reports submitted as part of the plans. (Unanimous)

21/0442/VK 6 Seafield Road, Broadstairs CT10 2DD  
Concerns: Height and design out of keeping with the street scene, proximity to adjoining property, over development, loss of light and loss of parking. (Unanimous)

21/0557/VK 101 Botany Road, Broadstairs CT10 3SB  
Concerns: Overdevelopment, poor design and out of keeping, not in accordance with Policy BSP9 of the adopted Neighbourhood Development Plan and loss of privacy. (Unanimous).

21/0472/RB Binbrook Lodge, Kingsgate Bay Road, Broadstairs CT10 3QL  
Concerns: Development in the Green Wedge, not in accordance with Policy BSP1 of the adopted Neighbourhood Development Plan. (Unanimous)

21/0542/GR Unit 3, Northdown Industrial Estate, Broadstairs CT10 3PJ  
Concerns: Applicant needs to satisfy and resolve Environmental Health concerns about noise and odour issues. (Unanimous)

21/0617/GR Wellesley House School, 114 Ramsgate Road, Broadstairs CT10 2DG

Concerns: Impact on highways safety and trees, negative impact on biodiversity, no tree report from TDC Officer, no tree retention or removal plan. (Unanimous)

20/0199/RB 21 Seacroft Road Broadstairs CT10 1TL  
AMENDMENT Concerns: Overdevelopment, out of keeping with the street scene, loss of light to neighbours, overshadowing and overbearing. (Unanimous)

- (ii) The Committee recommends **NO OBJECTION with CONCERNS** to the application listed below:

21/0435/VK 2 The Broadway Broadstairs CT10 2AD  
Concerns: Noise limitation and considerate hours of opening.  
(Unanimous)

- (iii) The Committee recommends **OBJECTION with CONCERNS** to the application listed below:

21/0461/TC Harbour Café, 20 - 24 Harbour Street Broadstairs  
Concern: Visual impact and potential noise. (Unanimous)

- (iv) The Committee recommends **NO OBJECTION** to the application listed below:

21/0378/TC 9 George Hill Road Broadstairs CT10 3JU  
21/0494/DF 1 Fair Street, Broadstairs CT10 2JL  
21/0243/VK 3 Wellesley Close Broadstairs CT10 2HH

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

L/20/1727/RB 1 Church Road, BROADSTAIRS CT10 1EZ  
21/0375/VK 8 Bay View Road BROADSTAIRS CT10 2EA  
21/0395/ZD 16 Eastern Esplanade BROADSTAIRS CT10 1DR  
21/0398/VK 3 Tunis Row, BROADSTAIRS CT10 1HJ  
21/0412/JS 11 Kings Avenue BROADSTAIRS CT10 1DJ  
21/0415/TC 61 Dumpton Park Drive BROADSTAIRS CT10 1RH  
20/1416/RB 8 Seven Stones Drive BROADSTAIRS CT10 1TW  
AMENDMENT  
21/0346/GR 39 Reading Street BROADSTAIRS CT10 3AZ  
21/0374/TC 107 Stone Road BROADSTAIRS CT10 1EF  
A/21/0362/JS Kentucky Fried Chicken Westwood Road BROADSTAIRS CT10 2FH  
21/0361/JS Kentucky Fried Chicken Westwood Road BROADSTAIRS CT10 2FH  
21/0440/DF Land Adjacent 13 Linden Avenue BROADSTAIRS Kent  
21/0467/ZD 9 Hereson Road, Broadstairs CT10 1FF  
21/0488/VK 15 Lanthorne Road BROADSTAIRS CT10 3NH  
21/0253/RB Pier Head Shelter, The Harbour, BROADSTAIRS CT10 1EU  
21/0402/DF Stone Lodge, North Foreland Road BROADSTAIRS CT10 3NJ  
L/21/0403/DF Stone Lodge, North Foreland Road BROADSTAIRS CT10 3NJ  
21/0539/JS 18 Harrow Dene, BROADSTAIRS CT10 2XF  
21/0536/RB 13 Northdown Road BROADSTAIRS CT10 2UN  
21/0567/RB 6 Boughton Avenue BROADSTAIRS CT10 1SN  
R/20/1771/GR Lanthorne Court, Lanthorne Road BROADSTAIRS CT10 3PB  
AMENDMENT  
21/0439/AH Unit 2, Pyramid Business Park Poorhole Lane, BROADSTAIRS

21/0485/DF 115 Percy Avenue BROADSTAIRS CT10 3LD  
 21/0509/DF Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX  
 21/0520/RB 65 High Street St Peters BROADSTAIRS CT10 2TH  
 21/0543/AH 16 Grenville Way BROADSTAIRS CT10 2JR  
 21/0547/TC 5 Staines Place BROADSTAIRS CT10 1HL  
 21/0553/GR 42 Queens Road BROADSTAIRS CT10 1PG  
 21/0158/AH Unit 5, Copperleaf Business Park, Dane Valley Road, Broadstairs  
 CT10 3AT  
 21/0571/TC 15 Kingsgate Avenue BROADSTAIRS CT10 3QP  
 21/0577/JS 20 Dumpton Gap Road BROADSTAIRS CT10 1TA  
 21/0580/ZD 19 Holm Oak Gardens BROADSTAIRS CT10 2JF  
 21/0593/RB 70 Botany Road BROADSTAIRS CT10 3SE  
 21/0611/GR Spicer McColl Ltd, 43 - 45 High Street BROADSTAIRS CT10 1WP  
 21/0609/ZD Lulworth, Cliff Road, BROADSTAIRS CT10 3QZ  
 21/0204/RB 2 Holy Cross Way, Broadstairs CT10 1FQ  
 AMENDMENT

#### **544 WORKS TO TREES IN CONSERVATION AREAS / TREE PRESERVATION ORDERS/ HEDGEROW REMOVAL APPLICATIONS**

RECEIVED the emailed report from the volunteer Tree Warden.

(i) 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/21/0445/DF Plot 8, North Foreland Avenue BROADSTAIRS  
 TPO/21/0444/VK 25 Rugby Close BROADSTAIRS CT10 2XA  
 TCA/21/0559/TC 9 Dickens Road BROADSTAIRS CT10 1DX  
 TPO/21/0459/RB 41 The Silvers, BROADSTAIRS CT10 2LZ

TPO/21/0663/JS 27 The Paddocks, BROADSTAIRS CT10 3AJ  
TPO/21/0540/TC 20 Ellington Way, Broadstairs CT10 1FG  
TPO/21/0468/DF 39A Grange Road BROADSTAIRS CT10 3ER

**545 THANET DISTRICT COUNCIL LOCAL PLAN REVIEW - CALL FOR SITES FOR ALLOCATION OF OPEN SPACE, GREEN INFRASTRUCTURE OR LOCAL GREEN SPACE**

Discussed that Councillors had been asked for their suggestions and the one that had come forward is already protected in the Local Plan.

Discussed that some initial basic analysis of the Neighbourhood Plan survey responses had not readily highlighted any additional sites. The Deputy Town Clerk will contact Breakthrough Communications for more in depth information on these responses prior to the TDC deadline of 21<sup>st</sup> May 2021.

RESOLVED that the granite kerbstone conservation and protection proposal from a local resident is submitted to TDC for consideration as part of their Local Plan review.

**546 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

Next meeting: Date, platform/venue to be confirmed.

Meeting closed at 8.16p.m.  
Deputy Town Clerk