



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 5<sup>th</sup> July 2021**

Present: Cllrs. J. Bayford (Chair), R. Binks, J. Buckley, R. Dexter and D. Saunders  
Deputy Town Clerk: Christine Chappell  
Ward Councillors: R. Bailey (Viking) and M. Garner (St. Peter's)  
Members of the Public: 14

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

### **114 APOLOGIES FOR ABSENCE**

Cllr. P. Moore.  
Tree Warden, Karen McKenzie.

### **115 DECLARATIONS of INTEREST**

None declared.

### **116 MINUTES**

RESOLVED to receive and approve by signing the minutes of the meeting held on Monday 7th June 2021. Proposed Cllr. J. Buckley, Seconded Cllr. R. Binks, agreed.

RESOLVED to receive the unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on Thursday 27th May 2021. Proposed Cllr. D. Saunders, Seconded Cllr. R. Binks. The recommendations were considered under Neighbourhood Plan Business.

### **117 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.

### **118 CHAIRMAN'S REPORT**

None.

### **119 CORRESPONDENCE**

NOTED that all correspondence had been forwarded by email.

### **120 NEIGHBOURHOOD PLAN BUSINESS**

Ref. Min. 53 (2021-2022) Tree Strategy

RESOLVED to RECEIVE the list of policy and project recommendations but DEFER approval to the next meeting. The list to be referred back to the Town Clerk and Tree Warden with minor changes and requests for clarification.

RESOLVED to APPROVE the recommendation that the Tree Strategy sits as a reference document to the Neighbourhood Plan.

*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.*

## **121 PLANNING APPLICATIONS**

*In accordance with Standing Orders 3e, 3f and 3g, Mr R. Lewis addressed the Committee speaking against application 21/0834/RB - 22 Dane Court Gardens BROADSTAIRS CT10 2SB*

*In accordance with Standing Orders 3e, 3f and 3g, Ward Councillor M. Garner addressed the Committee speaking against application 21/0834/RB - 22 Dane Court Gardens BROADSTAIRS CT10 2SB*

RESOLVED that the applications be dealt with as detailed below:

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

21/0834/RB - 22 Dane Court Gardens BROADSTAIRS CT10 2SB

Concerns: The Committee strongly objects to this proposal. It is out of keeping with the street scene and the design of the estate and overdevelopment. The dominance encroaches on privacy because of building to the boundary, which is prejudicial to neighbours. (Unanimous)

*Cllr. M. Garner and 6 members of the public left the meeting.*

*In accordance with Standing Orders 3e, 3f and 3g, Mrs J. Matterface addressed the Committee speaking against application OL/21/0941/JS - Land North of Reading Street Road BROADSTAIRS.*

OL/21/0941/JS - Land North Of Reading Street Road BROADSTAIRS

Concerns: Development in the Green Wedge, which conflicts with Local Plan Policies SP25 and SP26 and Neighbourhood Plan Policies BSP1 and BSP2. (Unanimous)

*The remaining members of the public left the meeting.*

*In accordance with Standing Orders 3e, 3f and 3g, Viking Ward Cllr. R. Bailey addressed the Committee speaking against application 21/0895/JS - 21 Granville Road BROADSTAIRS CT10 1QB.*

21/0895/JS - 21 Granville Road BROADSTAIRS CT10 1QB.

Concerns: Out of keeping with the street scene, development to high, overdevelopment, in a Conservation Area and loss of mature trees. (Unanimous)

*Cllr. Bailey left the meeting.*

21/0331/AH - Land North of North Foreland Grange, Cliff Promenade BROADSTAIRS

AMENDMENT Concerns: Potential loss of important hedging with roost sites for birds on the red list i.e. House Sparrows. The retention and loss of trees and hedges must be taken into consideration and reports submitted as part of the plans. (Unanimous)

21/0983/TC - 2 Wings Close, Broadstairs CT10 1DT  
Concerns: Out of keeping with the street scene and the impact on the open nature of this established development on the Eastern Esplanade.  
(Unanimous)

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

21/0817/JS - Upton County Primary School, Edge End Road BROADSTAIRS CT10 2AH  
AMENDMENT

(iii) The Committee takes a **NEUTRAL STANCE** to the applications listed below:

21/0803/TC - 11 Ethel Road, BROADSTAIRS CT10 2BE  
Concerns: Loss of privacy to neighbours due to the large rear facing balcony and side window. (Unanimous)

21/0898/DF - 12 Lawn Road, BROADSTAIRS CT10 1AA  
Concerns: Loss of existing parking arrangements. (Unanimous)

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

21/0766/RB 104 Park Avenue, BROADSTAIRS CT10 2EZ  
21/0767/RB 6 Dumpton Gap Road, BROADSTAIRS CT10 1TA  
21/0800/TC 82 Hugin Avenue, BROADSTAIRS CT10 3HN  
21/0878/DF 9 The Oaks, BROADSTAIRS CT10 3BT  
21/0727/ZD 74 Norman Road, BROADSTAIRS CT10 3BZ  
21/0792/DF 13 Linden Avenue, BROADSTAIRS CT10 1HR  
A/21/0833/EF Starbucks, Land Off New Cross Road, Margate Road, BROADSTAIRS  
CT10 2QG  
21/0837/JS 9 Queens Road, BROADSTAIRS CT10 1NU  
21/0876/GR 9 & 9A The Broadway, BROADSTAIRS CT10 2AD  
21/0894/AH FSIS, 21 - 22 Patricia Way, BROADSTAIRS CT10 2LE  
21/0892/DF 64 Church Street, BROADSTAIRSCT10 2TU  
21/0893/RB 41 Carlton Avenue, BROADSTAIRS CT10 1AQ  
21/0901/TC Apartment 11, Castle View, Joss Gap Road, BROADSTAIRS CT10 3PE  
21/0440/DF Land Adjacent 13 Linden Avenue, BROADSTAIRS  
AMENDMENT  
21/0494/DF 1 Fair Street, BROADSTAIRS CT10 2JL  
AMENDMENT  
21/0431/JS Store Joss Gap, Broadstairs CT10 3PG  
21/0971/ZD 1 Hamilton Close, Broadstairs CT10 1AE

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

Received the emailed report from the volunteer Tree Warden.

RESOLVED that the applications be dealt with as detailed below:

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

TPO/21/0923/JS - 6 Hildersham Close, BROADSTAIRS CT10 2XD  
Concerns: The timing of the proposed works. Please set a condition that the walnut should only be worked on in the height of summer, otherwise it is likely to bleed and damage the tree. (Majority)

- (ii) 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 (Duncock)

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/21/0929/DF	Hamilton Lodge, Bishops Avenue BROADSTAIRS CT10 1EQ
TPO/21/0922/ZD	11 Upton Grange, BROADSTAIRS CT10 2NS
TPO/21/1005/RB	21 Reading Street BROADSTAIRS CT10 3AZ

## **123 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

Next Meeting: Monday 3<sup>rd</sup> August at 7pm in the Council Chamber at Pierremont Hall.

Meeting closed at 20:49hrs  
Deputy Town Clerk