



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 6th September 2021

Present: Cllrs. R. Bailey, J. Bayford (Chair), R. Binks, Dexter, and P. Moore
Deputy Town Clerk: Christine Chappell
St. Peter's Ward Cllr: M. Garner
Tree Warden: Karen McKenzie
Members of the Public: 7

Minutes marked * require a resolution from the Town Council

215 APOLOGIES FOR ABSENCE

Cllrs. Buckley and D. Saunders.

216 DECLARATIONS of INTEREST

Cllr. P. Moore declared a pecuniary interest in application 21/1243/RB – Balmoral Mansions, 27 Albion Street, Broadstairs as he is related to the owner of Ashton Villa, St. Mary's Road, Broadstairs, a property in close proximity to this proposed development.

217 MINUTES

RESOLVED to receive and approve by signing the minutes of the meeting held on Monday 2nd August 2021. Proposed Cllr. Bailey, Seconded Cllr. P. Moore, agreed.

218 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.

219 CORRESPONDENCE

NOTED that all other correspondence had been forwarded by email.

220 CHAIRMAN'S REPORT

None.

221 NEIGHBOURHOOD PLAN BUSINESS

Neighbourhood Plan Update:

The Deputy Town Clerk advised that the final draft of the Design Code has been received and any amendments will be made at the next Neighbourhood Plan Sub-Committee meeting. The final version will come before a future Planning Committee 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.

222 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr R. Lewis addressed the Committee speaking against amended 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 AMENDMENT | 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) |
|-------------------------|---|

Six Members of the Public left the meeting.

| | |
|---------------|--|
| 21/1243/RB | Balmoral Mansions, 27 Albion Street, Broadstairs Concerns: Overdevelopment, dominance, impact and effect in the Conservation Area and no report from the Conservation Officer. (Unanimous) <i>Cllr. P. Moore did not take part in the Committee discussion or vote on the recommendation.</i> |
| OL/21/1244/GR | Land adj. 5 Prospect Place, Broadstairs Concerns: Overdevelopment of an important open space. The design, appearance and scale of the proposal dominates and impacts on the character of the street scene. (Majority) <i>Cllr. Bailey abstained from voting.</i> |

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

| | |
|-------------------------|---|
| 21/0817/JS AMENDMENT | Upton County Primary School, Edge End Road, Broadstairs CT10 2AH (Unanimous) |
|-------------------------|---|

Members NOTED that permission had been granted for amended application 21/0995/DF – 35 Pierremont Avenue, Broadstairs CT10 1NT

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

| | |
|-------------------|---|
| 21/1083/TC | Bradstow Court, Rumfields Road, BROADSTAIRS |
| 21/1121/EF | 107 Beacon Road, BROADSTAIRS CT10 3DG |
| 21/1174/AH CTE | Kent Innovation Centre, Thanet Reach Business Park, Millennium Way BROADSTAIRS |
| L/21/1111/GR | 1 Church Square, BROADSTAIRS CT10 1HB |
| 21/1155/RB | 19 Linden Avenue, BROADSTAIRS CT10 1HR |
| 21/1182/RB | 4 Staines Place, BROADSTAIRS CT10 1HL |
| 21/1188/DF | 23 Masons Rise, BROADSTAIRS CT10 1AY |

21/1200/GR Fairlight, Reading Street, BROADSTAIRS
 21/1205/TC 106 Beacon Road, BROADSTAIRS CT10 3DQ
 21/1178/AH 16 Wrotham Road BROADSTAIRS CT10 1QG
 21/1248/TC Costa Coffee, 2 Albion Street, BROADSTAIRS
 21/0711/DF 13 Linden Avenue, BROADSTAIRS CT10 1HR
 AMENDMENT
 21/0494/DF 1 Fair Street, BROADSTAIRS CT10 2JL
 AMENDMENT
 HZ/21/1122/HJ FSIS, 21-22 Patricia Way, BROADSTAIRS CT10 2LE
 21/1129/DF 27 Grosvenor Road, BROADSTAIRS CT10 2BT
 21/1161/JS 1 The Link, BROADSTAIRS CT10 2FF
 21/1154/TC 43 Westover Road, BROADSTAIRS CT10 3EX
 21/1288/DF Voodoo, 19 High Street, BROADSTAIRS
 21/1291/ZD 11 Cherry Court, Linley Road, BROADSTAIRS
 21/1297/RB 104 Pierremont Avenue, BROADSTAIRS CT10 1NT
 21/1316/DF 20 Percy Road, BROADSTAIRS CT10 2BJ
 21/1183/JS 91 Botany Road, BROADSTAIRS CT10 3SB
 L/21/1268/DF 1 Dumpton Farm House, Ramsgate Road, BROADSTAIRS CT10 2EJ
 21/1318/DF 47 Weatherly Drive, BROADSTAIRS CT10 2EE
 21/1319/GR 19 Eastern Esplanade, BROADSTAIRS CT10 1DR
 21/1335/JS 51 Lindenthorpe Road, BROADSTAIRS CT10 1BQ

223 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 **REFUSAL** to the applications listed below:

TPO/21/1289/ZD 11 Maxine Gardens, BROADSTAIRS CT10 2SU
 Concerns: Information is missing from the application, ownership of the trees and consent of the owner. Application can be resubmitted once this is included. (Unanimous)

 TPO/21/1320/DF Dickens Lodge, Wealdhurst Park, BROADSTAIRS CT10 2DY
 Concerns: Application is misleading. There is no interaction with the Housing Company and no structural engineering report. (Unanimous)

(ii) The Committee recommends **OBJECTION WITH CONCERNS** to the application listed below:

TPO/21/1280/TC 97 Kingsgate Avenue, BROADSTAIRS CT10 3LH
 Concerns: This application is linked to 17/0592 and 21/1020. The TPO must be determined prior to building works commencing and a method statement provided per guidance in BS3998 2010 Tree Work Recommendations. (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/21/1227/JS 41A Callis Court Road, BROADSTAIRS CT10 3AU
 TPO/21/1222/DF 14 Upton Grange, Broadstairs CT10 2NS

224 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Members discussed the documentation being suggested for inclusion in a Councillor's information pack.

RESOLVED to review the lists of Material Planning Considerations and Matters which are not normally Planning Considerations and advise the Deputy Town Clerk of any additions/amendments. Members requested that maps of the areas of High Townscape Value be included along with information on Permitted Development Rights and an explanation of the terminology for roof types.

As part of the information for inclusion in the information pack, Members reviewed the TDC Conservation Area Maps.

RESOLVED that the Deputy Town Clerk contact the Conservation Officer and request a review of Reading Street Conservation Area, as it does not include two of the oldest properties, Rosemary Cottage and The Farmhouse.

Next Meeting: Monday 4th October 2021 at 7pm in the Council Chamber at Pierremont Hall.

Meeting closed at 19:47hrs
 Deputy Town Clerk