



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 4th OCTOBER 2021

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

Minutes marked * require a resolution from the Town Council

280 APOLOGIES FOR ABSENCE

Cllrs. P. Moore and D. Saunders

281 DECLARATIONS OF INTEREST

None declared.

282 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 6th September 2021.
Proposed Cllr. Bailey, Seconded Cllr. R. Binks, agreed.

283 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.

284 CHAIRMAN'S REPORT

None.

285 CORRESPONDENCE

The Deputy Town Clerk advised members about application TPO/21/1346/TC – 43 Lanthorne Road, which had been identified on the TDC Planning Portal by the Tree Warden, but the Town Council appeared not to have received any formal notification for despite being a statutory consultee. The TDC Planning Officer has been contacted for information and a request made for comments to be allowed to be submitted following the 1st November Committee meeting.

NOTED that all other correspondence had been forwarded by email.

286 NEIGHBOURHOOD PLAN BUSINESS

-Neighbourhood Plan Update

NOTED that there was no update to report.

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.

287 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, St. Peter's Ward Councillor Garner addressed the Committee speaking against application 21/0671/EF – Land to the North of Fairlawn Road and the West of Northwood Road, Broadstairs.

A resident, Mr Cole, joined the meeting part way through the Committee discussion and in accordance with Standing Orders 3e, 3f and 3g, addressed the Committee speaking against application 21/0671/EF – Land to the North of Fairlawn Road and the West of Northwood Road, Broadstairs.

RESOLVED that the application be dealt with as detailed below:

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

21/0671/EF Land to the North of Fairlawn Road and the West of Northwood Road, Broadstairs
Concerns: Overdevelopment of site and density of design, loss of trees, adverse effect on local ecology, loss of privacy and KCC Highways report required regarding access. (Unanimous)

Two members of the public left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Mr D. Nicholson addressed the Committee speaking against application 21/1336/RB – 18 Dane Court Gardens, Broadstairs CT10 2SB

In accordance with Standing Orders 3e, 3f and 3g, St. Peter's Ward Councillor Garner addressed the Committee speaking against application 21/1336/RB – 18 Dane Court Gardens, Broadstairs CT10 2SB.

21/1336/RB 18 Dane Court Gardens, Broadstairs CT10 2SB
Concerns: Overdevelopment, dominance and negative impact on the character of the area, which is an estate designed to be bungalows, lack of parking and tight turning area. (Unanimous)

Two Members of the public and Cllr. Garner left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Mr R. Goddard addressed the Committee speaking against application 21/1375/GR – 54 Stone Road, Broadstairs CT10 1DZ

21/1375/GR 54 Stone Road, Broadstairs CT10 1375/GR
Concerns: Due to a lack of scale on plans, it is impossible to confirm if 4 off road parking spaces as illustrated is achievable. This road is heavily used by traffic and any additional on road parking cannot be supported on road safety grounds. There is no mention of the flint wall, which is protected under Neighbourhood Development Plan Policy BSP8 and the design contravenes Neighbourhood Development Plan Policy BSP9. (Unanimous)

Two Members of the public left the meeting.

21/1243/RB Balmoral Mansions, 27 Albion Street, Broadstairs CT10 1LU
AMENDMENT Concerns: Overdevelopment, dominance, impact and effect on the Conservation Area. (Unanimous)

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

21/1195/GR 3 Victoria Parade, Broadstairs CT10 1QS (Unanimous)

L/21/1196/GR 3 Victoria Parade, Broadstairs CT10 1QS (Unanimous)

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

21/1292/TC 44 York Street BROADSTAIRS, CT10 1PB

21/1326/TC 66 Bradstow Way BROADSTAIRS CT10 1AJ

21/1360/ZD Cassis, Cliff Promenade, Broadstairs CT10 3QY

21/1363/RB 37 Lanthorne Road, Broadstairs CT10 3NH

A/21/1311/TC Pets at Home, Unit B1, East Kent Retail Park Broadstairs CT10 2RQ

21/1401/RB 151 Percy Avenue BROADSTAIRS CT10 3LE

21/1419/RB 55 Westover Road BROADSTAIRS CT10 3EX

21/1370/DF 21 High Street, St Peter's, BROADSTAIRS CT10 2TL

21/1377/DF 119 Northwood Road, Broadstairs CT10 2NA

21/1394/JS Top Gallant, Second Avenue BROADSTAIRS CT10 3LL

21/1403/TC 59 Beech Drive, BROADSTAIRS CT10 2LL

21/1415/RB 27 Alexandra Road, BROADSTAIRS CT10 1EP

21/1425/TC 37 High Street, BROADSTAIRS CT10 1JR

21/1427/ZD 49 Lindenthorpe Road, BROADSTAIRS CT10 1BQ

21/1432/JS 115 Beacon Road, BROADSTAIRS CT10 3DG

21/1435/RB 2 Collingwood Close, BROADSTAIRS CT10 2JS

21/1325/RB 177 Ramsgate Road, BROADSTAIRS CT10 2EW

21/1396/JS Buttery Restaurant, 45 - 45A York Street BROADSTAIRS CT10 1PB

21/1463/ZD 69 Victoria Avenue, BROADSTAIRS CT10 3JB

21/1468/DF 12 Weatherly Drive, BROADSTAIRS CT10 2EE

21/1469/DF 3 Fair Street, BROADSTAIRS CT10 2JL

21/1475/RB 40 Swinburne Avenue, BROADSTAIRS CT10 2DP

R/21/1474/GR The Lodge, Lanthorne Court, Lanthorne Road BROADSTAIRS CT10 3PB

288 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/21/1485/DF 3 Elmwood Park, Broadstairs CT10 3AP

Concerns: Information missing from the report by the TDC Biodiversity and Horticulture Officer. The Committee request that the TDC Biodiversity and Horticulture Officer revisits the site to inspect the Elm (T2) and Sycamore (T4). Unanimous

TPO/21/1437/JS 19 Selwyn Drive, Broadstairs CT10 2SW

Concerns: Felling of healthy trees. (Unanimous)

- (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 (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/21/1289/ZD	23 Rugby Close, BROADSTAIRS CT10 2XA
TCA/21/1466/TC	2 Dominic Court, BROADSTAIRS CT10 2TW
TPO/21/1334/ZD	44 Selwyn Drive, BROADSTAIRS CT10 2SW
TPO/21/1482/JS	4 Whiteness Green, BROADSTAIRS CT10 3JS
TPO/21/1465/JS	1 Oakridge, Woodland Way, BROADSTAIRS CT10 3QE
TPO/21/1467/ZD	15 The Paddocks, BROADSTAIRS CT10 3AJ
TPO/21/1472/DF	51 Lanthorne Road, BROADSTAIRS CT10 3NA

Members discussed the information provided by the Tree Warden that the recommendations and suggested revisions to applications made by the TDC Biodiversity and Horticulture Officer in their report do not appear to be being provided to the applicant in the TDC Planning Officer's decision letter.

RESOLVED that the Tree Warden undertake a further review of the TDC Planning Officer decision letters available on the planning portal and provide evidence of applications of concern to the Deputy Town Clerk to enable this issue to be raised with the appropriate TDC Cabinet Member.

289 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Members discussed that there seems to be several different planning application forms in use with varying levels of information required.

RESOLVED that the Deputy Town Clerk contact TDC Planning Services for an explanation.

Members discussed the lists of Material Planning Considerations and Matters which are not normally Planning Considerations.

RESOLVED that these lists be uploaded to the Planning page on the website as a source of useful information for residents.

Next meeting: Monday 1st November 2021 at 7pm in the Council Chamber at Pierremont Hall.

Meeting closed at 20:15hrs
Deputy Town Clerk