



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 7TH FEBRUARY 2022

Present: Cllrs R Bailey, J Bayford (Chair), R Binks, J Buckley, M Garner and P Moore
Senior Administrative Officer: Julie Belsey

Minutes marked * require a resolution from the Town Council

516. APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Dexter and Karen McKenzie, Volunteer Tree Officer.

517. DECLARATIONS OF INTEREST

There were no declarations of interest.

518. MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 10th January 2022.
Proposed Cllr P Moore, Seconded Cllr J Buckley, agreed.

519. 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.

520. CHAIRMAN'S REPORT

The Chairman had received an email from Iain Livingstone advising her that the Broadstairs & St Peter's Neighbourhood Plan polices were very useful and how specific policies had been of use when considering planning permissions.

521. CORRESPONDENCE

The Senior Administrative Officer advised members of the Consultation being undertaken by Southern Water on future proofing our water supplies. The consultation period runs from 17th January to 14th March 2022.

522. NEIGHBOURHOOD PLAN BUSINESS

-Neighbourhood Plan Update:

i) The unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on Tuesday 1st February 2022 were RECEIVED.

ii) The Committee APPROVED the inclusion of the Heritage Assets List in the next draft of 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.

Confirmed Planning Minutes 7th February 2022

523. PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

21/1926/DF 37 Masons Rise, Broadstairs CT10 1AZ
Concerns: The Committee strongly objects to this proposal due to it being out of keeping with the street scene and the potential concern of overlooking neighbouring properties. (Unanimous)

18/0387/RB 14 Granville Road, Broadstairs CT10 1QD
Amendment Concerns: The Committee objects to this proposal as they require an up-to-date Conservation Officer's report taking into account the amendment made. The Committee also requires further details on the amendment made as there is currently insufficient information. (Unanimous)

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

22/0112/TC 8 Carlton Avenue, Broadstairs CT10 1AB
Concerns: The Committee have concerns that the suggested materials will be bland and overbearing to the current street scene. (Unanimous)

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

21/1765/DF 1 Cumberland Avenue, Broadstairs CT10 1HU
22/0002/TC 79 Gladstone Road, Broadstairs CT10 2JA
21/1970/RB 10 Percy Avenue, Broadstairs CT10 2BJ
21/1792/ZD 35 Sea View Road, Broadstairs CT10 1BX
21/1932/DF 64 High Street, Broadstairs, CT10 1JT
22/0032/DF 56 Stone Road, Broadstairs CT10 1DZ
21/1981/DF Hoggle House, Northdown Hill, Broadstairs CT10 3HU
21/1951/GR Ocean Breeze, North Foreland Avenue, Broadstairs CT10 3QT
L/21/1908/TC Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
21/1987/RB Fordyce, North Foreland Avenue, Broadstairs, CT10 3QR
L/22/0079/DF Bleak House, Fort Road, Broadstairs CT10 1EY
22/0095/DF 39 The Vale, Broadstairs CT10 2DR
22/0111/TC 8 Carlton Avenue, Broadstairs CT10 1AB
21/1702/TC 160 High Street, Broadstairs CT10 1JA
22/0055/TC Fairacre Lodge, North Foreland Avenue, Broadstairs, CT10 3QR

524. 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:

- TCA/22/0016 4 Aldernery Gardens, Broadstairs CT10 2TN
Concerns: The Committee objects to this proposal as per the Tree Officer's report – There is no need for this work. The tree is not affecting any buildings or boundary fencing. The residents' reason is based on annoyance of leaves, this is not a reason for tree works, so the works will be denied.
- TCA/22/0027/DF St Peter's Churchyard, Hopeville Avenue, Broadstairs CT10 2TR
Concerns: The Committee objects to this proposal specifically to the felling of the two oaks (T5,T6). The Committee would propose pollarding in preference of felling. All other proposals specified should be as per the Tree Officer's report.
- TPO/22/0103 The Mansions, Fairfield Road, Broadstairs CT10 2QH
Concerns: The Committee objects to this proposal as they require to see a Tree Officer's report prior to making a decision.

(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 Planning Committee of the Town Council has considered the applications below and resolved unanimously that the application be subject to inspection by the TDC Biodiversity and Horticulture Officer (Tree Officer).

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.

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)

- TPO/22/0006/ZD 10 St Christophers Green, Broadstairs CT10 2SS
TCA/22/0046/TC 11 Stone Road, Broadstairs CT10 1DY
TPO/22/0070/ZD 2 Park Chase, Broadstairs CT10 2YW

525. PROPOSED FORWARD AGENDA ITEMS DATE OF NEXT MEETING

Next meeting: Monday 7th March 2022 at 7pm in the Council Chamber at Pierremont Hall.

Meeting closed at 21.25hrs
Senior Administrative Officer