



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 7<sup>TH</sup> MARCH 2022**

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

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

### **542. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr R Binks.  
Not in attendance – Cllr P Moore

### **543. DECLARATIONS OF INTEREST**

Cllr R Bailey declared an interest in Planning Application 22/0126, Flat 1, 26 Granville Road, Broadstairs.

### **544. MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 7<sup>th</sup> February 2022.  
Proposed Cllr J Buckley, Seconded Cllr R Bailey, agreed.

### **545. 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.

### **546. CHAIRMAN'S REPORT**

None.

### **547. CORRESPONDENCE**

The Senior Administrative Officer had received an email regarding Planning Application Number 22/0215, 7 Seacroft Road Broadstairs, outlining their objection. This application had not been reserved. Members were made aware and recommended that the objection was put on the Planning Portal by the objectors.

The Senior Administrative Officer informed members that during a routine visit to Retort House, the Facilities Officer had noticed that builders associated with the Dolphin Public House had erected a lean too and had bolted it to the exterior of Retort House. The Facilities Officer informed the builders that no permissions had been granted for this work and that it should not have been undertaken. Members asked that a letter be sent to the Proprietor of the Dolphin, asking for removal and making good of any damage. Any additional repairs that need to be undertaken will be invoiced to the Dolphin. The letter should state that this work is viewed with disappointment, especially as appropriate permissions had not been applied for or granted.

### **548. NEIGHBOURHOOD PLAN BUSINESS**

i) The unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on Monday 28<sup>th</sup> February 2022 were RECEIVED.

ii) The Neighbourhood Plan V2 was RECEIVED and APPROVED ready for Public Consultation from 21<sup>st</sup> March 2022. (Unanimous)

Members noted and answered the following questions from Danielle Dunn of Goldstone Town Planning:

- New sites were identified from the community survey and we have discounted sites that are allocated as LGS in Thanet's Local Plan. On this basis should we therefore be removing sites from the NDP that have since been allocated as LGS in Thanet's Local Plan? This would be Culmer's Amenity Land and Kitty's Green?

**Answer: Do not remove these sites from the Plan.**

- I am currently trying to get hold of KCC for clarification on their Village Greens, if St. Peter's Village green has since been designated as a village green it also could come out of the NDP. What are Cllrs thoughts on this?

**Answer: Keep this area in the Plan.**

- Joss Bay picnic area could arguably be included as another LGS if the Planning Committee wanted it to. For discussion by Planning Committee.

**Answer: Include this area in the Plan.**

#### **549. TREE SURVEY**

Members RECEIVE the updated draft Tree Action Plan and agreed that we should implement the areas covered within Planning.

*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.*

#### **550. PLANNING APPLICATIONS**

RESOLVED that the applications be dealt with as detailed below:

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

- 22/0050/GR 4 York Street, Broadstairs, CT10 1PD  
Concerns: The Committee objects to this application and recommends refusal for the following points: Over development of the site. Cramming. Lack of outdoor space. Parking, delivery and servicing problems. Disputed right of way. The site is within a Conservation area and would cause the destruction of the flint wall. (Unanimous)
- 21/1907/GR 78-80 Dumpton Park Drive, Broadstairs  
Concerns: The Committee objects to this proposal and recommends refusal due to over development. The proposed plans are too high, with other developments being only 3 storeys. The development would be too close to neighbouring properties. (Unanimous)
- 22/0159/ZD 5 Westover Road, Broadstairs, CT10 3ES  
Concerns: The Committee Objects to this application due to insufficient information. There are no plans shown. (Unanimous)

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

22/0189/DF Viking, West Cliff Avenue, Broadstairs, CT10 1QA  
Concerns: The Committee quoted that policy BSP14 is upheld. (Unanimous)

22/0196/DF 144 to 146 Westwood Road, Broadstairs, CT10 2NR  
Concerns: The Committee had concerns with how this would interact with the school traffic and this section. Traffic flow should not be impeded and that the Clean Water Act for Car washes is upheld. (Unanimous)

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

*Cllr Bailey did not take part in the Committee discussion or the vote on application 22/0126/GR - Flat 1, 26 Granville Road, Broadstairs, CT10 1QB*

22/0126/GR Flat 1, 26 Granville Road, Broadstairs, CT10 1QB (Unanimous)

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

21/1776/DF 162 Percy Avenue, Broadstairs, CT10 3LF  
22/0024/TC 28 Alexandra Road, Broadstairs, CT10 1EP  
22/0150/TK 53 Rumfields Road, Broadstairs, CT10 2PG  
22/0135/GR McDonalds Restaurant, Westwood Road, Broadstairs, CT10 2NN  
22/0127/RB 36 Swinburne Avenue, Broadstairs, CT10 2DP  
22/0190/RB Former Fishermans Store, Thanet Road, Broadstairs, CT10 1LF  
A/21/1844 Carpet Right, 1 The Link, Broadstairs, CT10 2FF  
22/0215/TK 7 Seacroft Road, Broadstairs, CT10 1TL  
22/0140/TK 91 Hugin Avenue, Broadstairs, CT10 3HN  
22/0134/DF 49 St Peters Court, Broadstairs, CT10 2UU  
22/0227/TC 45 Sea View Road, Broadstairs, CT10 1BX  
22/0238/TK 10 Seven Stones Drive, Broadstairs, CT10 1TW  
21/1843/GR Carpet Right, 1 The Link, Broadstairs, CT10 2FF  
22/0175/GR 48 Northdown Road, Broadstairs, CT10 2UW  
22/0255/TK 102 Broadstairs Road, Broadstairs, CT10 2RU  
L/22/0125/DF Pierremont Hall, Pierremont Park, Broadstairs, CT10 1JX  
A/22/0220/RB 3 Westwood Gateway, Margate Road, Broadstairs, CT10 2QU

## **551. 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/22/0086/ZD Four Winds, Woodland Way, Broadstairs, CT10 3QD  
Concerns: The Committee objects to this proposal as in the absence of a Tree Officer and no dimensions or photos of the trees in this application it is impossible to judge whether this work is acceptable and falls within Broadstairs & St Peters Council maximum 20% policy or not. This application should be refused and the arborists asked to resubmit with photos and dimensions of the

trees. An informed decision on the acceptability of the work can then be made. (Unanimous)

- TCA/22/0085/RB Micawber House, Church Road, Broadstairs, CT10 1EZ  
Concerns: The Committee objects to the felling of T4, Ash. This is a steady healthy tree and sensitive pollarding only should be undertaken. (Unanimous)
- TPO/22/0122/RB 20 Whiteness Green, Broadstairs, CT10 3JS  
Concerns: The Committee objects to this proposal as in the absence of a Tree Officer and no dimensions or photos of the trees in this application it is impossible to judge whether this work is acceptable and falls within Broadstairs & St Peters Council maximum 20% policy or not. The Committee recommend Refusal and the arborists asked to resubmit with photos and dimensions of the trees. An informed decision on the acceptability of the work can then be made. (Unanimous)
- TPO/22/0216/TC 15 Harrow Dene, Broadstairs, CT10 2XF  
Concerns: There are no photos or measurements in this application. The Committee recommend refusal due to missing information. (Unanimous)
- TPO/22/0217/DF 17 Harrow Dene, Broadstairs, CT10 2XF  
Concerns: There are no photos or measurements in this application. The Committee recommend refusal due to missing information. (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 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/22/0253/RB	34 Old Green Road, Broadstairs, CT10 3BP
TPO/22/0257/TC	6 Sanctuary Close, Broadstairs, CT10 2XH
TPO/22/0259/ZD	9 Upton Grange, Broadstairs, CT10 2NS
TPO/22/0254/DF	1 Newmans Close, Broadstairs, CT10 3PL
TPO/22/0205/RB	8 Rugby Close, Broadstairs, CT10 2XA

**552. PROPOSED FORWARD AGENDA ITEMS DATE OF NEXT MEETING**

Next meeting: Monday 4<sup>th</sup> April 2022 at 7pm in the Council Chamber at Pierremont Hall.

Meeting closed at 20.05hrs  
Senior Administrative Officer