



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 4TH APRIL 2022

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

Minutes marked * require a resolution from the Town Council

614. APOLOGIES FOR ABSENCE

Apologies were received from Cllr J Bayford and Cllr J Buckley

615. DECLARATIONS OF INTEREST

There were no declarations of interest.

616. MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 7th March 2022.
Proposed Cllr R Bailey, Seconded Cllr M Garner, agreed.

617. MATTERS ARISING NOT COVERED ELSEWHERE IN THE AGENDA

The Senior Administrative Officer informed the Committee that application L/22/0125/DF, Pierremont Hall, Pierremont Park, Broadstairs had been withdrawn and will be added to an application for a larger project.

618. 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.

619. CHAIRMAN'S REPORT

None.

620. CORRESPONDENCE

There was no additional correspondence

621. NEIGHBOURHOOD PLAN BUSINESS

i) The unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on Monday 21st March 2022 were RECEIVED.

ii) The Committee were informed that the Neighbourhood Development Plan 2nd Edition was now out for consultation. The first face to face consultation had been held on Wednesday 30th March 2022 in the Chamber. Another face to face event will be held on Thursday 28th April 2022 between 5pm and 8pm in the Chamber at Pierremont Hall. Members were also informed of the Facebook Live Consultations taking place on Thursday 7th April 2022 and Wednesday 20th April 2022 at 7pm. The link would be advertised on the Broadstairs & St Peter's Town Council Facebook page.

All Councillors will be sent a link to the consultation page on the Town Council's website which includes an online version of the response form.

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.

622. PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

- 22/0165/DF 18 Collingwood Close, Broadstairs CT10 2JS
Concerns: The Committee objects to this application and recommends refusal for the following points: Adverse affect on neighbours amenity, loss of light to neighbour, out of character with the street scene. (Unanimous)
- 22/0245/DF 23 Rumfields Road, Broadstairs CT10 2PJ
Concerns: The Committee objects to this application and recommends refusal for the following points: Unnecessary impact of the parking of other cars on the road due to the removal of a parking space on an already heavily traffic area. The property already has a double dropped kerb/parking. (Unanimous)
- 22/0310/RB 18 Dane Court Gardens, Broadstairs CT10 2SB
Concerns: The Committee Objects to this application and recommends refusal on the basis that the proposed development, by virtue of its scale and design, would appear dominant and out of keeping with the predominant form of development in the area, resulting in significant harm to the character and appearance of the area, contrary to Thanet Local Plan Policy QD02, Broadstairs and St Peters Policy BSP9, and paragraph 130 of the NPPF. (Unanimous)
- 21/0774/EF Former British Gas Site, Northdown Road, Broadstairs CT10 2UW
Concerns: The Committee objects to this application and recommends refusal as the proposed application is on the edge of the green wedge, overdevelopment and cramming, and the significant impact on traffic in an already heavily trafficked area. (Unanimous)

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

- 22/0348/TC Buttery Restaurant, 45-45A York Street, Broadstairs CT10 1PB (Unanimous)

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

- 22/0291/RB 54 High Street, Broadstairs CT10 1JT
22/0263/RB 13 Luton Avenue, Broadstairs CT10 2DH
22/0297/GR Fairlight, Reading Street, Broadstairs CT10 3AX
22/0327/TC 23 Albion Street, Broadstairs CT10 1LU
22/0309/DF Land Rear of 13 & 15 Albion Street, Broadstairs
A/22/0275/RB Asda Stores Limited, Westwood Road, Broadstairs CT10 2AL
22/0285/RB 32 Osbourne Road, Broadstairs CT10 2AE
22/0353/ZD 33 The Vale, Broadstairs CT10 1RB

22/0344/RB	8 Grange Road, Broadstairs CT10 3EP
22/0394/TK	24 Luton Avenue, Broadstairs CT10 2DH
22/0378/TC	35 Crow Hill, Broadstairs CT10 1HT
22/0355/TK	5 Sea View Road, Broadstairs CT10 1BX
22/0409/TC	114 Salisbury Avenue, Broadstairs CT10 2EB
22/0402/DF	Nobels Funeral Parlour, 1 Northdown Road, Broadstairs CT10 2UL
22/0342/DF	13 Osbourne Road, Broadstairs CT10 2AE
Amendment	
21/1843/GR	Carpet Right, 1 The Link, Broadstairs CT10 2FF
Amendment	
21/1844/GR	Carpet Right, 1 The Link, Broadstairs CT10 2FF

623. 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/22/0293/RB	30 High Street, Broadstairs CT10 2TQ Concerns: The Committee recommends refusal on the basis of the following: Missing information to support felling and inadequate plan and missing photographs of alleged damage. The Tree Officer's report is missing. The work should not be undertaken until next autumn because of the bird nesting season. (Unanimous)
TPO/22/0345/ZD	4 Hildersham Close, Broadstairs CT10 2XD Concerns: The Committee recommend refusal on the basis of missing reasons for the work. The work is in excess of the Broadstairs Tree Policy recommendations – remedial tree works i.e. crown lift/crown thin/height reduction etc. to be kept to a maximum of 20% unless the Thanet District Council Tree Officer authorises otherwise. Missing the report from a Tree Officer. The work should not now be undertaken until next autumn because of the bird nesting season. (Unanimous)
TPO/22/0375/DF	Fairfield Manor, Fairfield Road, Broadstairs CT10 2JY Concerns: The Committee recommends refusal on the basis that the Tree Officer report is missing and that the work should not now be undertaken until next autumn due to the bird nesting season. (Unanimous)
TPO/22/0406/DF	81 Bromstone Road, Broadstairs CT10 2HX Concerns: The Committee recommends refusal as the tree is healthy and is not causing a problem to the house. The tree Officer report is missing. The work should not now be undertaken until next autumn due to the bird nesting season. (Unanimous)
TPO/22/0411/RB	1 Guy Close, Broadstairs CT10 3NF Concerns: The Committee recommends refusal as there are missing photographs of the problem tree. The Tree Officer's report is missing. Work should not be undertaken until next autumn as it is now bird nesting season. (Unanimous)
TPO/22/0300/DF	10 Collingwood Close, Broadstairs CT10 2JS

Concerns: The Committee recommends refusal as there are no documents shown on the planning portal. (Unanimous)

(ii) RESOLVED unanimously that all TPO and TCA applications will be **REFUSED** in the absence of a Tree Officer's report. Also, and Tree Applications that are given permission should have the following standard response (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/22/0294/ZD	Tait House, 20 Lanthorne Road, Broadstairs CT10 3LZ
TPO/22/0416/RB	25 Harrow Dene, Broadstairs CT10 2XF
TPO/22/0417/TC	1A Albion Road, Broadstairs CT10 2UP
TPO/22/0296/TC	40 Selwyn Drive, Broadstairs CT10 2SW
TPO/22/0273/ZD	41A Callis Court Road, Broadstairs CT10 3AU
TPO/22/0354/DF	30 Hopeville Avenue, Broadstairs CT10 2TR

624. PROPOSED FORWARD AGENDA ITEMS DATE OF NEXT MEETING

Next meeting: Monday 9th May 2022 at 7pm in the Council Chamber at Pierremont Hall.

Meeting closed at 19:44hrs
Senior Administrative Officer