



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 10TH JANUARY 2022

Present: Cllrs J Bayford (Chair), R Binks, Buckley, and P Moore
Senior Administrative Officer: Julie Belsey
Town Clerk: Kirsty Holroyd
St. Peter's Ward Cllr. Garner
Members of the Public: 1

Minutes marked * require a resolution from the Town Council

428. APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Bailey and Cllr R Dexter.
Cllr D Saunders has emailed the Town Clerk and asked to be relieved from membership of this Committee with immediate effect.

429. DECLARATIONS OF INTEREST

There were no declarations of interest.

430. MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 6th December 2021.
Proposed Cllr P Moore, Seconded Cllr Buckley, agreed.

431. 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.

432. CHAIRMAN'S REPORT

None.

433. CORRESPONDENCE

The Senior Administrative Officer advised members of the Kent Minerals and Waste Local Plan Refresh. The consultation period ends on Wednesday 9th February and is website based.

Members were also advised of the Thanet Local Plan update. The consultation page is website based and comments can be made up until 4th February 2022.

NOTED that all other correspondence had been forwarded by email.

434. NEIGHBOURHOOD PLAN BUSINESS

-Neighbourhood Plan Update:

The unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on Thursday 14th December 2021 were RECEIVED.

Mrs Dunn had updated members of the Neighbourhood Plan Sub-Committee of her work and next steps. The Town Council's website has been updated to include all the approved reference documents

for the second edition. The asset register will be discussed at the next Neighbourhood Plan Sub-Committee meeting, which is hoped to be on 1st February 2021. Mrs Dunn plans to write the updated document and circulate with a view to holding the public consultation in mid-February.

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.

435. PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Cllr Garner addressed the Committee speaking against in respect of application 21/1732/EF – Land to the North of Fairlawn Road and the Est of Northwood Road Broadstairs.

RESOLVED that the applications be dealt with as detailed below:

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

- 21/1732/EF Land to the North of Fairlawn Road and the Est of Northwood Road Broadstairs.
Concerns: The Committee strongly objects to this proposal due to the layout and density of the buildings. The wellbeing of future residents in an area of overdeveloped land. The impact on the parking and accessibility for the road. There is a lack of information regarding the treatment and retention of all trees and vegetation in the area of development. (Unanimous)
- 21/1730/DF 5 York Street & 6-8 Buckingham Road, Broadstairs.
Concerns: The Committee objects to this proposal due to concerns over lack of provision for adequate parking (Local Plan Policy 6). (Unanimous)
- 21/1583/TK 15 Stanley Road, Broadstairs.
Concerns: The Committee objects due to over development and the increase in scale based on the previous application. (One abstention)
- 21/1965/AH 69 Victoria Avenue, Broadstairs
Concerns: The committee objects to this proposal due to the scale, depth and relationship with the adjacent property. (Unanimous)

In accordance with Standing Orders 3e, 3f and 3g, Karen McKenzie addressed the Committee speaking against in respect of application 21/1833/JS – Land Rear of 2 Callis Court Road, Broadstairs.

- 21/1833/JS Land Rear of 2 Callis Court Road, Broadstairs.
Concerns: The Committee objects to this proposal as per the Local Plan Policy 11.6 and the Neighbourhood Plan Policy BSP7. (Unanimous)

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

- 21/1634/GR The Lookout, Crescent Road, Broadstairs (Unanimous)
- 21/1866/TC 63 Masons Rise, Broadstairs (Unanimous)

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

21/1869/RB 2 Queens Gardens, Broadstairs
Concerns: The Committee would hope that the remaining chimney could have been incorporated into the design. (Unanimous)

In accordance with Standing Orders 3e, 3f and 3g, Karen McKenzie addressed the Committee speaking for in respect of application 21/1921/AH – On the South West Side of Northdown Road, Broadstairs.

21/1921/AH On the South West Side of Northdown Road, Broadstairs.
Concerns: The Committee would like confirmation that the developer will ensure that the bridlepath is maintained and access to the sewers are maintained. (Unanimous)

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

21/1686/RB 67 Percy Avenue, Broadstairs CT10 3LB
21/1774/JS 18 The Vale Broadstairs CT10 2BY
21/1775/GR Barracuda, Marine Drive, Broadstairs CT10 3LG
21/1791/AH Royal Mail Sorting Office, 20 The Broadway, Broadstairs
21/1801/TC 2 Green Lan, Broadstairs CT10 2RP
21/1837/JS 22 Callis Court Road, Broadstairs CT10 3AF
21/1850/TC 134 Beacon Road, Broadstairs CT10 3DQ
A/21/1819/RB 13 Westwood Cross, Margate Road, Broadstairs
21/1912/ZD 44 Botany Road, Broadstairs CT10 3SF
21/1945/RB 11 Holm Oak Gardens, Broadstairs CT10 2JF
21/1898/DF 10 Collingwood Close, Broadstairs CT10 2JS

436. 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/21/1917/ZD 1 Astor Road, Broadstairs
Concerns: The Committee objects to this proposal as per the Tree Officer's report – T1 Cherry Tree there appears no reason for this tree removal apart from mild shade impact to the house. It is in good condition and has many years of life ahead of it so a tree fell will be declined. (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)

TCA/21/1821/DF	24 Ranelagh Grove, Broadstairs CT10 2TE
TCA/21/1918/TC	9 Dickens Road, Broadstairs CT10 1DX
TPO/21/1906/JS	Foreland Park House, Francis Road, Broadstairs CT10 3RE
TPO/21/1914/DF	53 Lanthorne Road, Broadstairs CT10 3NA
TPO/21/1915/ZD	51 ST Peters Court, Broadstairs CT10 2UU
TCA/21/1946/TC	29 York Street, Broadstairs CT10 1PB

437. PROPOSED FORWARD AGENDA ITEMS

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

Meeting closed at 20:15hrs
Senior Administrative Officer