



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 4TH JULY 2022

Present: Cllrs J Bayford (Chair), R Binks, J Buckley, R Dexter, M Garner, P Moore
Senior Administrative Officer: Julie Belsey
Volunteer Tree Officer: Karen McKenzie
Members of the Public: One

Minutes marked * require a resolution from the Town Council

14 APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Bailey.

15 DECLARATIONS OF INTEREST

There were no declarations of interest.

16 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.

17 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 9th May 2022. Proposed Cllr R Buckley, seconded Cllr M Garner, agreed.

18 MATTERS ARISING NOT COVERED ELSEWHERE IN THE AGENDA

19 CORRESPONDENCE

There was no additional correspondence.

20 CHAIRMAN'S REPORT

None.

21 NEIGHBOURHOOD PLAN BUSINESS

i) The unconfirmed minutes of the Neighbourhood Plan Sub-Committee meeting held on Monday 14th June were RECEIVED.

ii) The Committee did not have any projects for inclusion within the Neighbourhood Plan Community Projects section.

iii) The Senior Administrative Officer informed that Committee that the next Neighbourhood Plan Sub-Committee meeting would be held on 25th July. Within this meeting, the replies to the responses would be progressed.

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.

22 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

In accordance with Standing Orders 3e, 3f and 3g, Mr P Castle addressed the Committee speaking 'for' application 22/0724 – 33 High Street, Broadstairs CT10 1JR

22/0724/GR 33 High Street, Broadstairs CT10 1JR
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL as the application is out of keeping with the streetscene and as per the Conservation Officer's report, does not meet with legislation NPPF Section 16.

In accordance with Standing Orders 3e, 3f and 3g, Mr P Castle addressed the Committee speaking 'against' application 22/0756/GR – Miles & Barr, 43-45 High Street, Broadstairs CT10 1JR

22/0756/GR Miles & Barr, 43-45 High Street, Broadstairs CT10 1JR
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL as due process has not been followed. The Town Council agrees with the original objections of overdevelopment, insufficient and inadequate parking and the impact on the streetscene. This retrospective application contravenes the original application on which permission was granted.

It was requested that the Ward Councillor calls this application in to Thanet District Council.

21/1907/GR 78-80 Dumpton Park Drive, Broadstairs
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL. The Planning Committee of the Council continues to OBJECT to this application due to the style of the development. The amendments do not change or reflect our original objections.

- (ii) The Committee recommends **OBJECTION WITH CONCERNS** to the applications listed below:

22/0797/DR 26 Grenville Way, Broadstairs CT10 2JR
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend OBJECTION WITH CONCERNS. The Town Council ask that Planning Officers check the 45-degree rule to ensure that this has not been breached.

It was requested that the Ward Councillor calls this application in to Thanet District Council.

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

22/0283/AH 15 Lawn Road, Broadstairs, CT10 1AA
The Planning Committee of the Town Council has considered this application and resolved unanimously to NO OBJECTION WITH CONCERNS. The Town Council have concerns over the destruction of hedges should the application be permitted.

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

L/22/0380/DF Bleak House, Fort Road, Broadstairs CT10 1EY

The Planning Committee of the Town Council has considered this application and resolved unanimously to NO OBJECTION.

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

22/0740/GR 7 Foreland Heights, Broadstairs CT10 3FU
22/0744/DR 147 High Street, Broadstairs CT10 1NG
22/0516/DF Bleak House, Fort Road, Broadstairs CT10 1EY
22/0715/TC 29 Lauriston Mount, Broadstairs CT10 1AS
22/0750/GR 27 Belmont Road, Broadstairs CT10 1LA
22/0746/TC 82 Hugin Avenue, Broadstairs CT10 3HN
22/0786/ZD 1 Pear Treet Close, Broadstairs CT10 2NJ
22/0796/DF Anneli, Second Avenue, Broadstairs CT10 3LL
22/0820/DR 45B Fitzroy Avenue, Broadstairs CT10 3LS
22/0808/DF 14 Vale Road, Broadstairs CT10 2JQ
22/0775/RB 14 Graville Road, Broadstairs CT10 1QD
22/0827/RB 48 Lindenthorpe Road, Broadstairs CT10 1BQ
22/0835/ZD 26 Victoria Road, Broadstairs CT10 2UG

23 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/22/0849/RB Selwyn Court, 62 St Peter's Road, Broadstairs CT10 2SR
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL on the grounds of missing Thanet District Council Tree Report plus excessive and unnecessary work specified for T1 and T2.

TPO/22/0866/ZD Four Winds, Woodland Way, Broadstairs, CT10 3QD
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL due to missing information and missing Thanet District Council Tree Report.

TPO/22/0631/RB 27 St Peter's Court, Broadstairs CT10 2UU
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL as the solution is too drastic for the problem. There is also a missing Tree Report from Thanet District Council.

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

TPO/22/0867/RB 5 Holy Cross Way, Broadstairs CT10 1FQ
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend NO OBJECTION and support this application.

- (iii) 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)

There were no further Tree Applications.

24 PROPOSED FORWARD AGENDA ITEMS DATE OF NEXT MEETING

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

Meeting closed at 20:17hrs
Senior Administrative Officer