



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 5TH SEPTEMBER 2022

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

Minutes marked * require a resolution from the Town Council

37 CHAIR'S WELCOME/OPENNESS AND TRANSPARENCY

Cllr J Bayford opened the meeting and 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

38 APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Binks.

39 DECLARATIONS OF INTEREST

There were no declarations of interest.

40 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 1st August 2022. Proposed Cllr P Moore, seconded Cllr R Bailey, agreed.

41 MATTERS ARISING NOT COVERED ELSEWHERE IN THE AGENDA

Item 30 iii – Cllr J Bayford will contact Thanet District Council Planning to find out if they intend to put a Tree Officer in place rather than the current Consultant which is used, and, if we were to give our report from a qualified expert, what weight this would hold. Cllr Bayford will report back to the next Planning meeting following these discussions. From here, the committee can explore the use of a potential external arborist expert if required for use in certain cases.

42 CORRESPONDENCE

Cllr J Bayford reported on an email received from Thanet District Council Planning regarding the refusal of the Sea Lounge application number 22/0933/DF.

43 CHAIRMAN'S REPORT

None.

44 NEIGHBOURHOOD PLAN BUSINESS

There were no Neighbourhood Plan items to be discussed. A future meeting is currently being planned.

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.

45 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

L/22/1042/RB 21 Stone Road, Broadstairs CT10 1DZ

The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL supporting the comments made by the Conservation Officer: This listed building is not preserved or enhanced by this application.

22/1041/RB 21 Stone Road, Broadstairs CT10 1DZ

The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL supporting the comments made by the Conservation Officer: This listed building is not preserved or enhanced by this application.

22/1081/DR 20 Queens Avenue, Broadstairs CT10 1EH

The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL. The sizable dormer and extension of this application will negatively impact on the neighbours' privacy and will overlook its neighbours. The application is also considered as overdevelopment.

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

22/0915/TC Upton County Primary School, Edge End Road, Broadstairs CT10 1AH

The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend NO OBJECTION WITH RECOMMENDATIONS. BSTPTC request that every effort is taken to preserve the roots of the trees where possible. Works should conform to BS5837_2012 Trees in relation to design, demolition and construction.

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

22/1003/TC 2 Wings Close, Broadstairs CT10 1DT

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

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

22/0969/DR 4 Foreland Heights, Broadstairs CT10 3FU

22/0782/TC 19 Cornwallis Gardens, Broadstairs CT10 1DW

22/1008/RB 42 Albion Street, Broadstairs CT10 1NE

22/0922/TC 24 Harrow Dene, Broadstairs CT10 2XF

22/0825/RB 22 Grosvenor Road, Broadstairs CT10 2BT

22/0998/RB 51 Crundale Way, CT10 3SH

22/1024/TC 37 Queens Road, Broadstairs CT10 1PG

22/0895/DF 28 Bromstone Road, Broadstairs CT10 2HJ

22/0812/RB St Georges Secondary School, Westwood Road, Broadstairs CT10 2LH

22/1049/GR 8 Percy Avenue, Broadstairs, CT10 3LB

22/0996/DR 12 Carlton Avenue, Broadstairs CT10 1AG

22/0983/DR 147 & 149 High Street, Broadstairs CT10 1NG

Amendment

22/0991/TC Land Rear of 35 Nelson Place, Broadstairs

22/1116/TC	32 Walmsley Road, Broadstairs CT10 2BH
22/1124/DF	31 Holm Oak Gardens, Broadstairs CT10 2JF
22/1102/DR	Flat B Grand Mansions, Queens Gardens, Broadstairs CT10 1QF
22/0897/VK	Linkside, Marine Drive, Broadstairs CT10 3LU
Amendment	
22/1111/DR	Land Adjacent 475 Margate Road, Broadstairs
22/1113/RB	4 Broadstairs Retail Park, Margate Road, Broadstairs CT10 2QW
22/0944/TC	18 The Vale, Broadstairs CT10 2BY
22/1154/DR	12 Maxine Gardens, Broadstairs CT10 2SU
22/1114/TC	10 Percy Avenue, Broadstairs CT10 3LB
22/0907/VK	115 Beacon Road, Broadstairs CT10 3DG

46 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/22/1009/MM | 87 Lindenthorpe Road, Broadstairs CT10 1DH
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL as the work is too stressful to the tree. The tree is sited in a raised bank and it is suffering from infestation of probably both Holm oak blotch leaf minor and holm oak linear leaf miner and is water stressed. The tree is also close to a telegraph pole. It is recommended that alternative less stressful work (a thinning of up to 20%) to be carried out by a qualified tree surgeon and not a landscape gardener. |
| TPO/22/1043/MM | Glenalmond, 39 St Mildred's Avenue, Broadstairs CT10 2BX
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL. A 2m reduction on this tree might be too much as it is actually quite small. It is recommended that an alternative less stressful work of thinning up to 20% maximum and crown raise above the garages. |
| TPO/22/1150/MM | 6 Whiteness Green, Broadstairs CT10 3JS
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL as the work exceeds the BSTPTC policy if allowed and the reason for the work has not been made. The tree provides a lot of amenity for the area in its maiden form. |
| TPO/22/1117/MM | 3 The Cricketers, Broadstairs CT10 2XY
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL on the grounds that a 20m reduction is not acceptable according to BSTPTC policy. The erection of an outbuilding within the RPA of the two trees may halve already damaged the roots of the trees and this might be classed as an offence under Section 210(1) and section 202C(2) of the Town and Country Planning Act 1990. |
| TPO/22/1143/MM | 8 Woodland Way, Broadstairs CT10 3QD
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL. This |

application does need a visit from a Tree Officer as the reason given for alleged damage to property for a garage that may not have been built until post 1960. The surveyor's report is not detailed enough to make a decision. The damage report is inadequate to warrant a felling of an important tree in this area.

(iii) RESOLVED unanimously that the standard response should be sent into 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.

47 PROPOSED FORWARD AGENDA ITEMS DATE OF NEXT MEETING

Next meeting: Monday 3rd October 2022 at 7pm.

Agenda Items to include:

- i) Discuss future Tree Officer appointment at Thanet District Council.
- ii) Potential use of an external arborist expert at Broadstairs & St Peter's Town Council.

Meeting closed at 20:05hrs
Senior Administrative Officer