



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 3<sup>RD</sup> OCTOBER 2022

Present: Cllrs J Bayford (Chair), R Bailey, R Binks, J Buckley, R Dexter, M Garner, P Moore  
Senior Administrative Officer: Julie Belsey  
Volunteer Tree Warden: Karen McKenzie

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

**48 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

**49 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**50 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**51 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 5<sup>th</sup> September 2022. Proposed Cllr P Moore, seconded Cllr J Buckley, agreed.

**52 MATTERS ARISING NOT COVERED ELSEWHERE IN THE AGENDA**

There were no matters arising.

**53 CORRESPONDENCE**

None.

**54 CHAIRMAN'S REPORT**

None.

**55 TO DISCUSS THE FUTURE TREE OFFICER APPOINTMENT AT THANET DISTRICT COUNCIL**

Cllr J Bayford saw Iain Livingstone and raised the issue regarding the appointment of a Tree Officer at Thanet District Council. It was reported that a Tree Officer will be employed, but it will be nearer to the new financial year, in the meantime, John Lambourne will continue as a consultant until the new appointment.

A new Planning Officer, Matthew Miles is in place specifically for tree applications. He will defer to the consultant should there be any issues. If the Town Council wish to raise an issue, Matthew Miles will take advice and consider site visits. He will also process all TPO requests.

The Planning Committee felt that this matter should be raised with the Leader of Thanet Council as there are concerns regarding the continued use of a consultant who is located in Devon and employment of a Tree Officer not being undertaken until March/April 2023. It was agreed that Cllr J Bayford would make representation on behalf of the Town Council to the Leader.

**56 POTENTIAL USE OF AN EXTERNAL ARBORIST EXPERT AT BROADSTAIRS & ST PETER'S TOWN COUNCIL**

Cllr J Bayford asked Iain Livingstone about the Town Council using an external Arborist where necessary. Iain Livingstone reported that, whilst we could do this and comments would be listened to, they would not override those made by the current Consultant at Thanet District Council.

The Planning Committee will discuss this further once feedback has been received from the Leader of Thanet District Council.

**57 NEIGHBOURHOOD PLAN BUSINESS**

i) The Committee RECEIVED and NOTED the minutes of the Neighbourhood Plan Sub-Committee meeting held on Thursday 22<sup>nd</sup> September 2022.

ii) The Committee APPROVED the nomination for Cllr R Bailey to join the Neighbourhood Plan Sub-Committee.

*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.*

**58 PLANNING APPLICATIONS**

RESOLVED that the applications be dealt with as detailed below:

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

22/1260/GR Cable Hut, Dumpton Gap Road, Broadstairs  
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend NO OBJECTION WITH CONCERNS. The Committee wishes to ensure that there is an understanding that the exterior boundary is not reduced in anyway with regards to vegetation/shrubs/bushes. That there is a Conservation Officer's report, and that the external fabric is to blend in with the existing surroundings.

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

22/1149/RB 50 Eastern Esplanade, Broadstairs CT10 1DU  
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend NO OBJECTION.

22/1185/DF 26 Sea View Road, Broadstairs CT10 1BX  
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend NO OBJECTION.

22/1141/RB 33 Dumpton Park Drive, Broadstairs CT10 1RQ  
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)

22/1169/DR 11 Prospect Road, Broadstairs CT10 1LD  
22/1112/TC 107 Stone Road, Broadstairs CT10 1EF  
22/1168/RB 27A Crow Hill, Broadstairs CT10 1HN  
22/1187/TC The Hospice Shop, 50 High Street, Broadstairs CT10 1JT

22/1207/TC 11 Knights Avenue, Broadstairs CT10 1EL  
22/1216/DR 54 Church Street, Broadstairs CT10 2TU  
22/1229/RB 2 Prospect Mews, Prospect Road, Broadstairs CT10 1LQ  
22/1255/DR 83 Ramsgate Road, Broadstairs CT10 2DF  
22/1247/AH Hucklow, Cliff Promenade, Broadstairs CT10 3QY

## **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/22/1242/MM Land Adjacent to 109 Park Avenue, Broadstairs CT10 2XL  
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL as the work exceeds the BSTPTC policy of crown lifts/thins/height reductions to be kept to a maximum of 20%.

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

TPO/22/1261/MM Willow Court, St Peter's Park Road, Broadstairs CT10 2BQ  
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend NO OBJECTIONS WITH CONCERNS. The Council recommends that the work is only carried out by Arborists who hold Royal Forestry Society's Certificate in Arboriculture, the International Society of Arborists Certificate or the Arboricultural Association Technician or higher qualification. Without this, the arborist will be guessing the best course of action on a difficult tree that is important to the Town.

(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)

TPO/22/1240/MM 8 Repton Close, Broadstairs CT10 2UZ  
TPO/22/1151/MM 43 Lanthorne Road, Broadstairs CT10 3NA

## **59 PROPOSED FORWARD AGENDA ITEMS DATE OF NEXT MEETING**

Next meeting: Monday 7<sup>th</sup> November 2022 at 7pm

Agenda Items to include:

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

Meeting closed at 20:05hrs  
Senior Administrative Officer