



Broadstairs & St Peter's Town Council

NEIGHBOURHOOD PLAN SUB-COMMITTEE MINUTES Thursday 22nd September at 10.00am via Zoom

Present:

Cllrs B Bayford (Chair), J Bayford, D Saunders
Community Members: Peter Lorenzo, Sue Wall
Goldstone Town Planning: Danielle Dunn
Town Clerk: Kirsty Holroyd
Senior Administrative Officer: Julie Belsey
In attendance: Cllr R Bailey

13 APOLOGIES FOR ABSENCE

Apologies were received from Laura Scotney
Not in attendance: Cllr P Moore, Robert Holden

14 DECLARATIONS OF INTEREST

None received.

15 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.

16 MINUTES

Members received the minutes of the meeting held on Monday 14th June 2022.
RESOLVED: That the minutes be signed as a true record of the meeting by the Chair at the next opportunity.

17 MATTERS ARISING FROM THESE MINUTES NOT COVERED WITHIN THE AGENDA

None received.

18 COMMUNITY CONSULTATION

i) The Committee went through the working Consultation Response document that had been prepared with replies to those who had commented during the consultation period.

Areas of discussion:

a) The Committee would like the inclusion of renewable energy action included within Climate action.

b) Inclusion of wording regarding the use of artificial grass and landscaping to be included – Use of artificial grass and membranes should be limited with preference given to semi permeable membranes if used.

c) AECOM to be contacted to make a statement setting out how the Design Code was produced in line with government guidance. AECOM also need to be contacted regarding other TDC comments:

- Policy review does not consider the design policies of the Local Plan, nor heritage policies, all of which are relevant. *Speak to AECOM about these comments.*

- Figure 10 does not show the 2009/2010 extensions to the Broadstairs Conservation area north and south – incorrect. *Ask AECOM to make this change.*
- DC.04.08 Materials & Colour Palette – states “Development should use a common palette of locally distinctive vernacular building material, comprising of local red brick, rendered facades and colour washed external walls, red tiles, Kent pegs or slate for gable, pitched and hipped roof” This should include a “such as” clause, as there are a significant number of yellow multistock bricks used in the Conservation area. *Refer this to AECOM.*

d) Peter Lorenzo confirmed that the Heritage Asset List was originally named Areas of High Townscape Value, and we were asked to change the name. Danielle Dunn will liaise with TDC regarding the title change. The Committee are happy to change the title if necessary.

e) The Committee agreed to keep the Park Avenue Local Green Space in the Neighbourhood Plan as TDC are happy with the framework.

f) The Committee agreed to keep the Joss Bay picnic area in as it only refers to the picnic area and not the whole of the Joss Bay site.

g) Southern Water objected to the Green Wedge policy. This follows TDC’s policy and therefore will not be changed.

19 COMMUNITY PROJECTS

No additional Community Projects were received from the Committee meetings.

20 LOCALLY LISTED HERITAGE ASSETS UPDATE

Peter Lorenzo’s edited list of the Edgar Ranger properties were received. It was AGREED that only those in bold would be added to the Locally Listed Heritage Assets list.

21 TREE POLICIES

The Committee discussed the potential changes to the Tree Policies which had been circulated. TDC objected to the policies shown in the 2nd Edition as they were not lawful. The Committee discussed whether to keep the policy as per the 1st Edition, amend as per the 2nd option on the potential changes document, or produce a hybrid policy.

It was AGREED that a hybrid policy should be drawn up and should include the need for an independent structural report when needed and mitigation for trees and hedges. Danielle Dunn will draw up the policy and circulate.

22 SCHEDULE OF AMENDMENTS

Once all amendments have been made and agreed, Danielle Dunn will forward the full schedule of amendments. There are no major changes that would require another consultation.

23 BACKGROUND DOCUMENTS

The Local Green Spaces document does not require updating. Census data has been delayed, this will be updated once available. There are no changes to Views and Vistas. Once the Local Heritage Asset list has been updated, this will be changed on the website. Danielle Dunn will update the original Basic Condition Statement once all information is received and this will be changed on the website.

24 NEIGHBOURHOOD PLAN – NEXT STEPS

Once comments and amendments have been made and circulated we will be at the stage of the final plan.

It was agreed that the submission of the final document to TDC would be made before Christmas. The decision was made that the Plan would go to the Planning Committee for 5th December and to Council on 12th December, then would be sent to TDC.

Should a referendum be required, this would hopefully coincide with the local elections. If the examiner feels that the changes are minimal, then no referendum will be required.

25 FUTURE AGENDA ITEMS AND DATE OF NEXT MEETING

The next meeting will be on Monday 31st October 2022 at 12 noon via Zoom.

Meeting closed at 10.52am
Senior Administrative Officer