



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 7th NOVEMBER 2022

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

Minutes marked * require a resolution from the Town Council

60 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

61 APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Dexter and Cllr P Moore.

62 DECLARATIONS OF INTEREST

Cllr R Binks declared a non-pecuniary interest in application TPO/22/1381/MM – 12 Guy Close, Broadstairs CT10 3NF.

63 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 3rd October 2022. Proposed Cllr J Buckley seconded Cllr R Bailey, agreed.

64 MATTERS ARISING NOT COVERED ELSEWHERE IN THE AGENDA

There were no matters arising.

65 CORRESPONDENCE

Following on from the Volunteer Tree Warden's email regarding the TPO's that have been temporarily placed for 6 months on the two greens in The Wimpey Estate, and the information regarding Village Green Status and established footpaths, Cllr R Binks will commence talks in gaining Village Green Status for these areas with the appropriate Office at KCC.

66 CHAIRMAN'S REPORT

None.

67 TO DISCUSS THE FUTURE TREE OFFICER APPOINTMENT AT THANET DISTRICT COUNCIL

Cllr J Bayford spoke to the Leader of Thanet District Council and CEO. The CEO is happy with the services provided by the external Tree Officer Consultant that they are currently using, and in view that TDC will be employing a Tree Officer in the new financial year, they feel that they are adequately supported as this time.

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

In view of the above, and after Cllr J Bayford's conversations with the Planning Applications Manager at TDC, the Committee felt that there was not a need for an external arborist expert at the Town Council as this would not provide additional support to TPO applications for works.

69 NEIGHBOURHOOD PLAN BUSINESS

i) The Committee RECEIVED and NOTED the minutes of the Neighbourhood Plan Sub-Committee meeting held on Monday 31st October 2022.

ii) The Senior Administrative Officer informed the Committee that it is likely that they Neighbourhood Plan Sub-Committee Meeting held on 31st October would be the last one. The draft plan should be ready to come to the Planning Committee on 5th December, then to Council on 12th December, to then be sent to TDC ready for consultation after the Christmas period.

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.

70 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

22/1341/GR 16 Sowell Street, Broadstairs CT10 2AT
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL on the grounds that the trees play a significant role in Sowell Street.

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

22/1275/GR 130 Gladstone Road, Broadstairs CT10 2JB
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend NO OBJECTION WITH CONCERNS. The Committee recommend that approval is subject to excavations and protection of trees as per the TDC Tree Officer's report. Any further removal of trees should have the relevant approval from TDC.

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

22/1251/VK 61 Vincent Close, Broadstairs CT10 2ND
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend NO OBJECTION. (TDC have already posted the decision notice on this application)

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

22/1189/VK The 19th Hole, 11 George Hill Road, Broadstairs CT10 3JX (TDC have already posted the decision notice on this application)
22/1299/RB 48 Cliffside Drive, Broadstairs CT10 1RX
22/1307/DR 38 Lanthorne Road, Broadstairs CT10 3LZ
22/1325/DF Anneli, Second Avenue, Broadstairs CT10 3LL
22/1225/GR Bradstow Mill, 125 High Street, Broadstairs CT10 1NQ
22/1363/DR 3 Seapoint Road, Broadstairs CT10 1TH
22/1300/RB 22 Grosvenor Road, Broadstairs CT10 2BT
22/1351/DR 73 Botany Road, Broadstairs CT10 3SA
22/1360/TC 7 Francis Road, Broadstairs CT10 3NG
22/0904/DF 26 Church Street, Broadstairs CT10 2TT
L/22/0905/DF 26 Church Street, Broadstairs CT10 2TT

L/22/1079/RB 1 York Gate House, 18 Harbour Street, Broadstairs CT10 1EU
22/1397/GR 74 Park Avenue, Broadstairs CT10 2EZ
22/1302/RB Royal Albion Hotel, 12 Albion Street, Broadstairs CT10 1AN
L/22/1303/RB Royal Albion Hotel, 12 Albion Street, Broadstairs CT10 1AN
22/1320/RB 52 Linden Avenue, Broadstairs CT10 1HR
22/1331/RB 11 Castle Avenue, Broadstairs CT10 1EG
22/1276/ZD 130 Bradstow Way, Broadstairs CT10 1AR
22/1430/TC 56 Pierremont Avenue, Broadstairs CT10 1NL
22/1290/DR 5 Rosemary Avenue, Broadstairs CT10 2ES

71 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:

Cllr R Binks did not take part in the Committee discussion or the vote on application TPO/22/1381/MM – 12 Guy Close, Broadstairs CT10 3NF

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

TPO/22/1381/MM 12 Guy Close, Broadstairs CT10 3NF
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL. The Committee note the neighbours interest however these trees are owned by KCC and this application should not have been accepted by TDC. These trees are already scheduled for works by KCC.

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

TPO/22/1364/MM Broadstairs Cricket Club, The Pavilion, Park Avenue, Broadstairs
The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend NO OBJECTION WITH CONCERNS. Should TDC grant permission, we request that the Cricket Club plant at least 10 trees in compensation for the carbon loss.

TCA/22/1366/MM 28 Granville Road, Broadstairs CT10 1QB
TDC have already posted the decision notice on this application.

(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/22/1186/MM	3 The Cricketers, Broadstairs CT10 2XY (TDC have already posted the decision notice on this application)
TPO/22/1241/MM	109 Park Avenue, Broadstairs CT10 2XL (TDC have already posted the decision notice on this application)
TCA/22/1312/MM	49 Reading Street, Broadstairs CT10 3AZ (TDC have already posted the decision notice on this application)
TPO/22/1367/MM	27 Caroline Crescent, Broadstairs CT10 2XB
TPO/22/1365/MM	70 Fitzroy Avenue, Broadstairs CT10 3LT
TPO/22/1319/MM	7 Mill Field, Broadstairs CT10 2UX

72 PROPOSED FORWARD AGENDA ITEMS DATE OF NEXT MEETING

Next meeting: Monday 5th December 2022 at 7pm

Meeting closed at 19:43hrs
 Senior Administrative Officer