



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 5TH DECEMBER 2022

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

Minutes marked * require a resolution from the Town Council

73 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

74 APOLOGIES FOR ABSENCE

Cllr P Moore was not in attendance.

75 DECLARATIONS OF INTEREST

None

76 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 7th November 2022. Proposed Cllr J Buckley seconded Cllr R Bailey, agreed.

77 MATTERS ARISING NOT COVERED ELSEWHERE IN THE AGENDA

There were no matters arising.

78 CORRESPONDENCE

None

79 CHAIRMAN'S REPORT

None.

80 UPDATE TO OBTAINING VILLAGE GREEN STATUS TO TWO AREAS WITHIN THE WIMPEY ESTATE

Cllr Garner has asked for residents within the Wimpey Estate to provide evidence to justify the footpath running across the Green at The Silvers, to provide evidence and statements/pictures of its historic use. Cllr Garner and Cllr R Binks will work together for this to be recognised formally as a public right of way. Cllr R Binks will submit the application to the appropriate KCC Officer once all the evidence has been supplied.

81 NEIGHBOURHOOD PLAN BUSINESS

i) The Committee APPROVED the submission of the 2nd Edition of the Neighbourhood Development Plan to FULL COUNCIL on 12th December with the following Omission to be corrected:

The map of Callis Court Road has been omitted in Appendix 3 which shows maps of the 5 areas of High Townscape Value.

ii) The consultation responses and Schedule of Amendments were RECEIVED and NOTED.

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.

82 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

22/1490/GR – Land rear of 22 Callis Court Road, Broadstairs
The Committee recommends REFUSAL on the grounds of overdevelopment, adjacent to an area of high townscape value, opposite a listed building and inadequate outdoor space for children. (Unanimous)

22/1511/DF Land adjacent to 11 Dickens Road, Broadstairs
The Committee recommends REFUSAL on the grounds of negative impact on the streetscene, the plans do not enhance the area and cramming/overdevelopment. (Majority)

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

22/1408/TC 27A Crow Hill, Broadstairs CT10 1HN
The Committee recommends NO OBJECTION WITH CONCERNS – The raised roof facing nearest neighbours could impact on their right to light. (Unanimous)

22/1436/RB The Little House, Fair Street, Broadstairs CT10 2JP
The Committee recommends NO OBJECTION WITH CONCERNS – the 2 storey extension has bedroom windows which overlook it's neighbouring property which infringes on their privacy. (Unanimous)

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

22/1411/TC 15 Gladstone Road, Broadstairs CT10 2HY
22/1432/ZD 1 Mockett Drive, Broadstairs CT10 3DJ
22/1428/DR 34 Broadstairs Road, Broadstairs CT10 2RJ
22/1448/DR 16 Repton Close, Broadstairs CT10 2UZ
22/1435/RB 126 Westwood Road, Broadstairs CT10 2PB
22/1452/HJ FSIS 21-22 Patricia Way, Broadstairs CT10 2LE
22/1460/GR 32 Sea View Road, Broadstairs CT10 1BX
22/1487/DR 38 Kings Avenue, Broadstairs CT10 1DN
22/1334/RB 6 Tunis Row, Broadstairs CT10 1HJ
22/1403/DF Fuji Films, 21-22 Patricia Way, Broadstairs CT10 2LE
22/1489/AH Hucklow, Cliff Promenade, Broadstairs CT10 3QY
22/1520/DR 4 Sea View Road, Broadstairs CT10 1BX
22/1481/RB 24 Belmont Road, Broadstairs CT10 1LA
22/1534/TC 82 Hugin Avenue, Broadstairs CT10 3HN
22/1547/DR 37 St Mildreds Avenue, Broadstairs CT10 2BX
22/1467/EF Land Adjacent to 47 Lanthorne Road, Broadstairs
22/1504/RB 4 Francis Road, Broadstairs CT10 3NG
22/1558/TC La Bonte, Fair Street, Broadstairs CT10 2JP

**83 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:

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| TPO/22/1484/MM | 3 Woodland Way. Broadstairs CT10 3QD
The Committee recommends REFUSAL on the grounds of inadequate details and the application is not supported by an engineer's report. |
| TPO/22/1465/MM | 3 Fitzroy Avenue, Broadstairs CT10 3LS
The Committee recommends REFUSAL on the grounds that there is no justification for this work also, this is the wrong time of year for works to be carried out on Walnut trees. Work should be carried out between mid-summer and early autumn. |

(ii) 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)

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| TPO/22/1493/MM | 18 Selwyn Drive, Broadstairs CT10 2SW |
| TPO/22/1494/MM | The Bungalow, Canterbury Close, Broadstairs CT10 2SF |

84 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 9th January 2023 at 7pm

Meeting closed at 20:06hrs
Senior Administrative Officer