



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 9<sup>TH</sup> JANUARY 2023

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  
Members of the Public: 2

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

**85 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

**86 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr P Moore.

**87 DECLARATIONS OF INTEREST**

None

**88 MINUTES**

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

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

There were no matters arising.

**90 CORRESPONDENCE**

i) The Senior Administrative Officer informed the Committee that the planning application for Beach Mews had now been received and would be available for the Planning Meeting to be held on 6<sup>th</sup> February 2023.

ii) The Committee were advised that the May Meeting falls on the additional Bank Holiday for the King's Coronation. It was therefore proposed to bring the meeting forward to Tuesday 2<sup>nd</sup> May 2023 at 7pm in the Chamber.

**91 CHAIRMAN'S REPORT**

None.

**92 UPDATE TO OBTAINING PUBLIC RIGHT OF WAY STATUS TO LGS AT THE SILVERS**

Cllr Garner has received evidence from a few members of the public regarding the use of the footpath through the LGS at The Silvers. Cllr Garner and Cllr R Binks will continue to work together to obtain PROW status, though Cllr Binks informed the Committee that this could be a long process. The Committee will be updated as new information is received.

**93 NEIGHBOURHOOD PLAN BUSINESS**

i) The 2<sup>nd</sup> Edition of the NDP has now been submitted to TDC who will begin work on setting up a Consultation.

ii) Our Planning Consultant is no longer freelance, so any additional work for the NDP, which requires expert knowledge, may incur additional costs.

*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.*

## 94 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

22/1559/GD Land Rear of 4 Chestnut Drive, Broadstairs CT10 2LN  
The Committee recommends REFUSAL on the following grounds (unanimous with one abstention):  
\*The land is designated a local green space in the Broadstairs & St Peter's Neighbourhood Plan (Policy BSP5 - Designation of Local Green Spaces).  
\*Trees have recently been protected by TPO's.  
\*Two trees on the site were planted by the Town Council's Tree Warden as memorial trees.  
\*There is no access for developers/construction vehicles/traffic.  
\*There is no access for resident parking.  
\*There is no ecology report  
\*This area is not identified as housing in the Thanet Local Plan.

22/1455/GD 165 Westwood Road, Broadstairs CT10 1EU  
The Committee recommends REFUSAL on the grounds of overdevelopment, as yet, unsatisfied queries from Highways and highways access in a stressed area. (Unanimous)

*In accordance with Standing Orders 3e, 3f and 3g, Mr J Nichols addressed the Committee speaking 'against' application 22/1628/DF & L/22/1629/DF, Harbour Master's Office, The Harbour, Broadstairs, Kent CT10 1EU*

22/1628/DF Harbour Master's Office, The Harbour, Broadstairs CT10 1EU  
The Committee unanimously recommend REFUSAL for this application until they have received a comprehensive presentation by the applicant of the benefits of the work proposed. The Committee have serious concerns of the devastating effects that this application will bring to the harbour.

L/22/1629/DF Harbour Master's Office, The Harbour, Broadstairs CT10 1EU  
The Committee unanimously recommend REFUSAL for this application until they have received a comprehensive presentation by the applicant of the benefits of the work proposed. The Committee have serious concerns of the devastating effects that this application will bring to the harbour.

*In accordance with Standing Orders 3e, 3f and 3g, Mr Moorman addressed the Committee speaking 'against' application 22/1630/RB, 1 Edge End Road, Broadstairs, Kent CT10 2AH*

22/1630/RB 1 Edge End Road, Broadstairs CT10 2AH  
The Committee unanimously recommend REFUSAL on the grounds of overdevelopment, detrimental to the streetscene, disparity of floor levels, additional height above the garage.

*Mr Moorman left the meeting.*

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

22/1638/RB Pier Head Shelter, The Harbour, Broadstairs CT10 1EU  
The Committee unanimously recommend NO OBJECTION to this application on the proviso that the end of the Jetty remains a freely accessible space for the public.

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

22/1500/ZD 6 Radley Close, Broadstairs CT10 1BT  
22/1592/RB 31 Rectory Road, Broadstairs CT10 1HG  
22/1653/RB 43 Masons Rise, Broadstairs CT10 1AZ  
22/1578/DF 6 To 8 Buckingham Road, Broadstairs CT10 1QR  
22/1626/DR Briar House Veterinary Surgery, 13-15 St Peter's Road, Broadstairs CT10 2AG  
22/1647/TC 1 Coronation Close, Broadstairs CT10 3DL  
22/1602/ZD 166 Percy Avenue, Broadstairs CT10 3LF

## **95 WORKS TO TREES IN CONSERVATION AREAS/TREE PRESERVATION ORDERS/ HEDGEROW REMOVAL APPLICATIONS**

There was no necessity for a report from the volunteer Tree Warden this month.

(i) 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/22/1596/MM	16 Ellington Way, Broadstairs CT10 1FG
TPO/22/1597/MM	5 Holy Cross Way, Broadstairs CT10 1FQ
TPO/22/1641/MM	1 The Hawthorns, Broadstairs CT10 2NG

**96 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING**

Next meeting: Monday 6<sup>th</sup> February 2023 at 7pm

Meeting closed at 20:06hrs  
Senior Administrative Officer