



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 6<sup>TH</sup> FEBRUARY 2023

Present: Cllrs J Bayford (Chair), R Bailey, R Binks, J Buckley, R Dexter, M Garner, P Moore  
Senior Administrative Officer: Julie Belsey  
Members of the Public: 1

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

### 97 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

### 98 APOLOGIES FOR ABSENCE

There were no apologies for absence.

### 99 DECLARATIONS OF INTEREST

None

### 100 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 9<sup>th</sup> January 2023. Proposed Cllr J Buckley seconded Cllr R Binks, agreed.

### 101 MATTERS ARISING NOT COVERED ELSEWHERE IN THE AGENDA

There were no matters arising.

### 102 CORRESPONDENCE

There was no correspondence.

### 103 CHAIRMAN'S REPORT

A meeting regarding the application for flood gates at Broadstairs Harbour took place at Pierremont with TDC Officers and 6 Broadstairs Councillors. A clear explanation was received on the works proposed in the planning application. As this is a TDC application, this will be discussed at a forthcoming TDC Planning Committee meeting.

### 104 NEIGHBOURHOOD PLAN BUSINESS

i) The Senior Administrative Officer informed the Committee that the TDC consultation for the 2<sup>nd</sup> Edition of the Neighbourhood Development Plan opens on Thursday 9<sup>th</sup> February.

*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 matters.*

## 105 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

*In accordance with Standing Orders 3e, 3f and 3g, Ms S Egan addressed the Committee speaking 'against' application 22/1703/RB, 32 Crow Hill, Broadstairs CT10 1HT*

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

22/1703/RB 32 Crow Hill, Broadstairs CT10 1HT  
The Committee recommends REFUSAL due to the intrusive nature and loss of light to neighbours and concerns regarding drainage of water onto neighbouring properties. (Majority)

*Ms Egan left the meeting.*

23/0031/GD Little Upton, Vale Road, Broadstairs CT10 2JJ  
The Committee recommends REFUSAL and are strongly against this development as it is unauthorised (retrospective), as was the previous building works. This application is also within the curtilage of a listed building. We await the Enforcement Officer carrying out their appropriate duties. (Unanimous)

L/23/0032/GD Little Upton, Vale Road, Broadstairs CT10 2JJ  
The Committee recommends REFUSAL and are strongly against this application as it is unauthorised (retrospective). Any approval given should be following the Conservation Officer's report and carried out like for like. (Unanimous)

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

22/1623/DR 4 Chandos Road, Broadstairs CT10 1QP  
22/1673/RB 15 Hildersham Close, Broadstairs CT10 2XD  
22/1700/RB White Walls, Holland Close, Broadstairs CT10 3QJ  
22/1661/ZD 18 Northdown Hill, Broadstairs CT10 3JH  
23/0024/GD A J Ball and Sons Limited, 62 High Street, Broadstairs CT10 1JT  
22/1515/VK 43 King Edward Avenue, Broadstairs CT10 1PH  
22/1657/VK 32 Dane Court Gardens, Broadstairs CT10 2SB  
22/1669/ZD 10 Mill Field, Broadstairs CT10 2UX  
22/1329/GD 162 Botany Road, Broadstairs CT10 3SE  
23/0016/RB 44 St Georges Road, Broadstairs CT10 1NR  
23/0072/TC 27 Rugby Close, Broadstairs CT10 2XA  
23/0086/ZD Trotwood, Church Road, Broadstairs CT10 1EZ  
23/0082/ZD 90 Westover Road, Broadstairs CT10 3EX  
23/0069/DR 27 Rectory Road, Broadstairs CT10 1HG  
L/22/1635/DF 6 Vicarage Street, Broadstairs CT10 2SG

## 106 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/23/0049/MM 17 Rugby Close, Broadstairs CT10 2XA  
The Committee unanimously recommend REFUSAL on the grounds of exceeding the Town Council's policy of tree works to be kept to a

maximum of 20% and the application does not justify felling a healthy Ash tree.

TPO/23/0073/MM 5 Crown Cottages, Broadstairs CT10 3JE  
The Committee unanimously recommend REFUSAL on the grounds of exceeding the Town Council's policy of tree works to be kept to a maximum of 20%. The work is excessive for a healthy Ash Tree which shows no signs of chalar die back. It would be acceptable for the tree to be thinned up to 20%, but preference is to leave the tree as is.

TPO/23/0106/MM 9 Upton Grange, Broadstairs CT10 2NS  
The Committee unanimously recommend REFUSAL and request photos that show where the panels are to be positioned to prove that the tree is in the way. The case for the felling of this tree has not been made.

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

TPO/22/1603/MM 69 Masons Rise, Broadstairs CT10 1AZ  
The Committee recommends NO OBJECTION to this application but raise concerns that this application is not on TDC owned land and the trees belong to Network Rail. Is this a required/valid 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/23/0017/MM	17 York Street, Broadstairs CT10 1PD
TPO/23/0030/MM	11 Upton Grange, Broadstairs CT10 2NS
TPO/23/0050/MM	12 St Peter's Court, Broadstairs CT10 2UU
TPO/23/0048/MM	20 Selwyn Drive, Broadstairs CT10 2SW
TCA/23/0051/MM	1 Old Forge, Broadstairs CT10 2FP
TCA/23/0044/MM	16 Ranelagh Grove, Broadstairs CT10 2TE
TPO/23/0074/MM	7 Crown Cottages, Pearsons Way, Broadstairs CT10 3JE
TPO/23/0114/MM	Villiers House, Francis Road, Broadstairs CT10 3RG

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

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

Meeting closed at 19.47hrs  
Senior Administrative Officer