



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 3<sup>RD</sup> APRIL 2023

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

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

### 120 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

### 121 APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Binks, Cllr J Buckley and Cllr R Dexter

### 122 DECLARATIONS OF INTEREST

Cllr P Moore declared a significant interest in Agenda Item 10, application 23/0195/DF, The Sea Lounge. A relative owns an adjacent property.

### 123 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 6<sup>th</sup> March 2023. Proposed Cllr P Moore, seconded Cllr R Bailey, agreed.

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

There were no matters arising.

### 125 CORRESPONDENCE

Members discussed application 23/0246/TC, Waterloo Shelter, Viking Bay, which is on this week's planning list.

Following discussion on the change of the original application, the Committee recommended REFUSAL on the following grounds: Flood risk as this is a residential development which is an incompatible use of the site. (Unanimous)

The Chair will make enquiries with Thanet District Council Planning with regards to the removal of the retaining wall at the rear of the proposed development.

### 126 CHAIRMAN'S REPORT

None.

### 127 BEACH MEWS/CULMERS AMENITY LAND

The Chair will make enquiries with Thanet District Council Planning to gain clarification on the reasons for refusal and to ask if Enforcement should now be involved.

### 128 NEIGHBOURHOOD PLAN BUSINESS

i) The responses from the Thanet District Council Consultation were RECEIVED and NOTED.

ii) The Senior Administrative Officer advised the Committee that following discussion with the Chair of the Neighbourhood Plan Sub-Committee, we would respond to the consultation comments asking for the addition of the two local green spaces at St Peter's Court to be included within the 2<sup>nd</sup> Edition of the Neighbourhood Development Plan. The Thanet District Council Local Plan only includes 75% of this area. It will then be for the Examiner to make any final decision, including any modifications required.

*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.*

## 129 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

23/0395/GD 33 High Street, Broadstairs CT10 1JR  
The Committee recommends REFUSAL as the dormer is out of keeping with the streetscene and detracts from the integrity of the cat slide roof. The removal of the dormer was part of the original planning process under application number F/TH/22/0724. (Unanimous)

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

*Cllr P Moore left the meeting and did not take part in the Committee discussion or the vote on application 23/0195/DF – The Sea Lounge, Albion Street, Broadstairs*

23/0195/DF The Sea Lounge, Albion Street, Broadstairs CT10 1LU  
The Committee recommends NO OBJECTION WITH CONCERNS for the disruption caused by noise to the neighbours and asks that appropriate measures are taken to ensure neighbouring properties are protected. (Unanimous)

*Cllr P Moore re-joined the meeting.*

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

23/0248/TC 28 Westover Gardens, Broadstairs CT10 3EY  
23/0242/ZD 6 Sowell Street, Broadstairs CT10 2AT  
23/0288/DF 10 Sycamore Close, Broadstairs CT10 2LT  
23/0273/VK Kent House Nursing Home, Fairfield Road, Broadstairs CT10 2JY  
23/0266/EF Land to the North of Fairlawn Road and the West of Northwood Road, Broadstairs  
23/0310/DR Charleston Court, 61 Westcliff Road, Broadstairs CT10 1RY  
23/0295/DF 39 Lindenthorpe Road, Broadstairs CT10 1BG  
23/0322/RB Flat 5, 7 Victoria Parade, Broadstairs CT10 1QS  
23/0007/EF 47 Lanthorne Road, Broadstairs CT10 3NA  
23/0332/RB The Mala Tandoori, 87 Albion Road, Broadstairs CT10 2UR  
23/0118/EF Land South of Cliff Paddock, North Foreland Avenue, Broadstairs CT10 3QT  
23/0369/TC 6 Dickens Road, Broadstairs CT10 1DX

23/0239/TC 45-45A York Street, Broadstairs CT10 1PB  
 23/0364/GD 10 Vale Road, Broadstairs CT10 2JQ  
 23/0399/DR 77 Dumpton Park Drive, Broadstairs CT10 1RH  
 23/0403/RB 51 Lindenthorpe Road, Broadstairs CT10 1BQ  
 23/0318/GD Bradstow Mill, 125 High Street, Broadstairs CT10 1NQ

**130 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/23/0278/MM 10 Chestnut Drive, Broadstairs CT10 2LN  
 The Committee recommends REFUSAL for the application in its current form and ask for the work to mirror the original management plan only, to include remedial work around its base to allow it the best chance of thriving after the work. Also, the work should be delayed until the autumn. (Unanimous)
- TCA/23/0349/MM 31 Ranelagh Grove, Broadstairs CT10 2TE  
 The Committee recommends REFUSAL. Cherry Trees should only have dead wood removed and this should be carried out in the winter. This tree warrants a TPO for future protection. (Unanimous)
- TPO/23/0370/MM 23 Sowell Street, Broadstairs CT10 2AU  
 The Committee recommends REFUSAL on the grounds of insufficient information to make a judgement. (Unanimous)
- TPO/23/0379/MM 36 Cherry Gardens, Broadstairs CT10 2NE  
 The Committee recommends REFUSAL. The application goes against Broadstairs & St Peter's Town Council's policy on the felling of healthy trees. (Unanimous)

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

- TPO/23/0231/MM Royal British Legion, Maurice House, Callis Court Road, Broadstairs CT10 3AH  
 The Committee recommends NO OBJECTION WITH CONCERNS. The application has included 6 additional trees which do not appear on the Tree Report. It is requested that a further application is submitted for these trees containing the relevant information with reasons for the work. (Unanimous)
- TPO/23/0360/MM 34 Selwyn Drive, Broadstairs CT10 2SW  
 The Committee recommends NO OBJECTION WITH CONCERNS. The Committee asks that works should be to a maximum of 20% reduction as per Broadstairs & St Peter's Town Council policy. This work should also be carried out in the autumn as Sycamores do not respond well to spring/summer pruning.

(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/23/0281/MM      4 Stone Gardens, Broadstairs CT10 1EA  
TCA/23/0319/MM      1 Dominic Court, Broadstairs CT10 2TW

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

Next meeting: Tuesday 2<sup>nd</sup> May 2023 at 7pm

Meeting closed at 19.45hrs  
Senior Administrative Officer