



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 2ND MAY 2023

Present: Cllrs J Bayford (Chair), R Bailey, R Binks, M Garner, P Moore
Senior Administrative Officer: Julie Belsey

Minutes marked * require a resolution from the Town Council

132 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

133 APOLOGIES FOR ABSENCE

Not in attendance: Cllr R Dexter, Cllr J Buckley, Karen McKenzie (Volunteer Tree Officer)

134 DECLARATIONS OF INTEREST

Cllrs R Bailey and R Binks declared an interest in application 23/0477/GD – Victoria Gardens, Victoria Parade, Broadstairs CT10 1QS.

135 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 3rd April 2023. Proposed Cllr R Bailey, seconded Cllr M Garner, agreed.

136 MATTERS ARISING NOT COVERED ELSEWHERE IN THE AGENDA

There were no matters arising.

137 CORRESPONDENCE

i) Following the approval of the application from the Jetty Restaurant, members were concerned that the metal fencing and wooden barrier which segregates the end of the Jetty and prevent vehicular access has disappeared. A letter is to be written from the Senior Administrative Officer to TDC Planning asking when this will be reinstated.

ii) Members raised concerns with regards to the businesses leaving their large refuse containers out in Sea Approach Road for long periods following the refuse collection. The Senior Administrative Officer to write to TDC Officers asking for this to be investigated and relevant businesses contacted.

138 CHAIRMAN'S REPORT

Application number 23/0246/TC, Waterloo Shelter, Viking Bay, Harbour Street, Broadstairs, is currently still on the Planning Portal as undecided. The Chair will only call in to Thanet District Council Planning if the recommendation is to approve the application. The Chair will contact the Planning Officer at TDC to confirm the details that will be within the report for the application.

139 BEACH MEWS/CULMERS AMENITY LAND

The Chair has had no further correspondence from Officers at Thanet District Council with regards to this application and its refusal. The chair will follow this up with another email to Officers.

140 NEIGHBOURHOOD PLAN BUSINESS

The Members were updated with the correspondence from the Examiner with regards to the initial stages of the Draft 2nd Edition Plan and received correspondence from the Town Council confirming that the Examination can continue and answering the Examiner's questions regarding the

Local Green Spaces at St Peter's Court and Policy CC2 of the draft Plan. Both items of correspondence have been uploaded onto the Town Council's website under the Neighbourhood Plan.

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.

141 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

- 23/0246/TC Waterloo Shelter, Viking Bay, Harbour Street, Broadstairs
The Committee recommends REFUSAL and further to the Committee's previous comments, it should also be noted that this application is in breach of the Towns' Neighbourhood Plan Policy BSP4: Seafront Character Zone – All development applications that are located within a seafront character zone as identified by Map 5, must accord with the development principles set out in Appendix 1 and provide a statement setting out how this has been achieved:
Category 1 – Viking Bay
A. The existing built environment will be rigorously protected, with the emphasis strongly on conservation, and no new major developments allowed.
B. Conversions and changes of use will be discouraged where they will affect the existing physical or social fabric of the Zone, including the existing balance between residential and commercial use.
C. Improvements to existing facilities for visitors will generally be encouraged where this can be done without detriment to the Conservation Area or to foreshore views, such as improvements to cafes and kiosks, shelters, beach huts, and toilets, and improvements to leisure activities, such as yachting, crazy golf and the like.
D. Open spaces, such as the Promenade, Victoria Gardens, Nuckell's Gardens and the like, will be protected and improvements encouraged where their character will be unaffected. (Unanimous)

ii) The Committee recommends **SUPPORT** to the applications listed below:

Cllr R Bailey and Cllr R Binks left the meeting and did not take part in the Committee discussion or the vote on application 23/0477/GD – Victoria Gardens, Victoria Parade, Broadstairs CT10 1QS

- 23/0477/GD Victoria Gardens, Victoria Parade, Broadstairs CT10 1QS
The Committee recommends SUPPORTING this application until a more permanent siting is sought. (unanimous)

Cllrs Bailey and Binks re-joined the meeting.

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

- 23/0406/RB Unit 3 Hornet Close, Broadstairs CT10 2YD
23/0325/DF Mockett's Wood Surgery, Hopeville Avenue, Broadstairs CT10 2TR
23/0408/RB The Mala Tandoori, 87 Albion Road, Broadstairs CT10 2UR
23/0419/ZD 2 Princess Anne Road, Broadstairs CT10 3HL
23/0491/DR 37 ST Mildreds Avenue, Broadstairs CT10 2BX

23/0365/VK	Linkside, Marine Drive, Broadstairs CT10 3LU
23/0490/RB	12 Vale Road, Broadstairs CT10 2JQ
23/0057/GD	Land Adjacent 2 Linden Avenue, Broadstairs CT10 1HR
23/0503/TC	48 Cliffside Drive, Broadstairs CT10 1RX
23/0338/GD	Upper Ground Floor, 84 High Street, Broadstairs CT10 1JJ
23/0524/DF	55 and 57 Northdown Road, Broadstairs CT10 2UW

142 WORKS TO TREES IN CONSERVATION AREAS/TREE PRESERVATION ORDERS/ HEDGEROW REMOVAL APPLICATIONS

There was no report from the Volunteer Tree Warden for this meeting.

RESOLVED that the applications be dealt with as detailed below:

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

TCA/23/0504/MM	Flat 5, 17 Wrotham Road, Broadstairs CT10 1QG The Committee recommends REFUSAL as this application does not contain an arboricultural report or surveyor's report to ascertain what the roots are damaging. The application goes against Broadstairs & St Peter's Town Council's policy on the felling of healthy trees. (Unanimous)
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(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)

TPO/23/0505/MM	10 Harrow Dene, Broadstairs CT10 2UY
TPO/23/0436/MM	30 Old Green Road, Broadstairs CT10 3BP

143 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 5th June at 7pm

Agenda Items to include: Election of Chair and Vice Chair for the Civic Year 2023/24
To Receive and Approve the Planning Committee's Terms of Reference
Net Loss of Trees in the Broadstairs Area

Meeting closed at 19.55hrs
Senior Administrative Officer