



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 5<sup>TH</sup> JUNE 2023

Present: Cllrs J Bayford, J Bright, R Farooki, M Garner, E Orhan, K Pressland, S Roberts  
Senior Administrative Officer: Julie Belsey  
Volunteer Tree Warden: Karen McKenzie  
One member of the public.

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

### 144 ELECTION OF CHAIR AND VICE CHAIR

Councillor Bayford proposed that Councillor Paul Moore be Chair.

Councillor Garner proposed and Councillor Orhan seconded that Councillor Joanne Bright be Chair. Following a vote, Councillor Joanne Bright was elected Chair of the Planning Committee for the Civic Year 23/24.

Councillor Bayford proposed that Councillor Paul Moore be Vice Chair

Councillor Pressland proposed and Councillor Bright seconded that Councillor Mike Garner be Vice Chair.

Following a vote, Councillor Mike Garner was elected Vice Chair of the Planning Committee for the Civic Year 23/24.

### 145 OPENNESS AND TRANSPARENCY

Cllr Bright 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

### 146 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Moore and accepted by the Committee.  
Councillor Farooki arrived late to the meeting following a delayed train.

### 147 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 148 TRAINING

The Senior Administrative Officer referred members to the email sent out with information about the Planning Committee and how recommendations are made. Broadstairs & St Peter's Town Council is a statutory consultee with the right to be consulted about planning applications in the Broadstairs and St Peter's area. However, we cannot determine an application unless the power has been delegated to us.

Members were informed of in person training undertaken by KALC. The Introduction to Planning for Local Councils will be held on 21<sup>st</sup> June in the evening at Tenterden Town Council. If Members are interested, they can book this through the KALC website.

A reminder was given regarding training being held by Thanet District Council for Parish/Town Councillors including Code of Conduct, Equality & Diversity and Local Government Finance.

**149 TERMS OF REFERENCE\***

Members received the draft Terms of Reference and AGREED their APPROVAL. The Terms of Reference will go to the next Full Council meeting for final APPROVAL.

**150 MINUTES OF THE LAST MEETING**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Tuesday 2<sup>nd</sup> May 2023. Proposed Cllr M Garner, seconded Cllr J Bayford, agreed.

**151 MATTERS ARISING FROM THESE MINUTES NOT COVERED ELSEWHERE IN THE AGENDA**

There were no matters arising.

**152 CORRESPONDENCE**

KCC's North Thanet Link Consultation is now open until 14<sup>th</sup> June 2023. The Consultation is asking for views on the North Thanet Link Highway Improvement Scheme. Details can be found on the KCC website, with TDC also sharing on their social media pages.

**153 CHAIR'S REPORT**

None

**154 BEACH MEWS/CULMERS AMENITY LAND**

Members were given a brief overview of Beach Mews. Cllr Bayford had received an email from Thanet Council Planning following queries over why TDC Planning had refused the application. The application was refused as the whole of the area that is required to be returned to local green space was not included within the application, as per the Town Council's comments on the planning application. This has now gone back to Enforcement.

**155 COMMERCIAL REFUSE BINS AT SEA APPROACH ROAD**

The Senior Administrative Officer had received a reply from Thanet District Council regarding the issues raised of the unsightly commercial waste bins at Sea Approach Road.

Following discussion with regards to storage at the businesses, the amount of time that the bins are left out, business responsibilities etc, it was agreed that this item would be taken to the first quarterly Beach and Litter meeting to be held with TDC Officers and Town Councillors, with Members asking for a resolution to this ongoing issue.

**156 NET LOSS OF TREES IN BROADSTAIRS AREA**

Members discussed Thanet Councils planning conditions that trees should be replanted to replace felled trees, though this is for the resident to pay for.

The Town Council does have budget for tree planting, however aftercare costs and responsibilities for watering need to be taken into account for 3 years following the planting of the tree. Many new trees fail due to the lack of aftercare.

It was agreed that a possible partnership between the Town Council, KCC and TDC for tree planting should be looked into. A Strategy for this should be drawn up within the Environmental Sub Committee to start the process.

**157 NEIGHBOURHOOD PLAN BUSINESS**

i) The draft 2<sup>nd</sup> edition of the Neighbourhood Plan is now with the Examiner. We are waiting for confirmation from the owner of the two green spaces at St Peter's Court to give permission for them to be included in the local plan. The Examiner is aware of the correspondence that has been sent out. The Examiner will make the final decision on whether the inclusion will be allowed.

ii) TDC Planning have recently been in touch asking for a map showing the full area of The Silvers that is included in the Neighbourhood Plan and protected as a local green space, as the one shown within the Plan has a corner missed from the site. There is a description of the site within the plan, but a map showing the whole area was required. An overview for all the green spaces within

Broadstairs and St Peter's was deemed to be sufficient. Members were asked to bear this in mind if any planning applications come in in the future for this area.

*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.*

## 158 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

*In accordance with Standing Orders 3e, 3f and 3g, Mr M Beaumont addressed the Committee speaking 'for' application 23/0492/RB – 22 Grosvenor Road, Broadstairs CT10 1FG*

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

23/0492/RB 22 Grosvenor Road, Broadstairs CT10 1FG  
The Committee recommends ACCEPTING this application. The Committee does not think a pitched roof is out of keeping within this area. (Unanimous)

*Mr Beaumont left the meeting.*

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

23/0571/GD 4 Guy Close, Broadstairs CT10 1FG  
The Committee recommends NO OBJECTION to this application. (Unanimous)

23/0677/AH Northwood Court, Millennium Way, Broadstairs CT10 2LA  
The Committee recommends NO OBJECTION to this application. (Unanimous)

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

23/0467/ZD 17 Percy Road, Broadstairs CT10 2BJ  
23/0474/AH Land North of North Foreland Grange, Cliff Promenade, Broadstairs  
23/0081/TC 98B High Street, Broadstairs CT10 1JB  
23/0523/GD 58 Stone Road, Broadstairs CT10 1DZ  
23/0592/DF 14 The Vale, Broadstairs CT10 2JQ  
23/0572/RB 5 & 6 Tunis Row, Broadstairs CT10 1HJ  
23/0060/DR 1A Victoria Parade, Broadstairs CT10 1QS  
23/0600/RB 5 Ramsgate Road, Broadstairs CT10 1QQ  
23/0531/DF Unit 1 Blenheim Close, Broadstairs CT10 2YF  
23/0619/ZD 67 Stone Road, Broadstairs CT10 1EB  
23/0628/DR 7 Ellington Way, Broadstairs CT10 1FG  
23/0618/VK 14 Vale Road, Broadstairs CT10 2JQ  
23/0602/DR 43 The Hawthorns, Broadstairs CT10 2NG  
23/0640/GD 162 Botany Road, Broadstairs CT10 3SE  
23/0657/DR 124 Westwood Road, Broadstairs CT10 2PB  
23/0676/DR 153 Percy Avenue, Broadstairs CT10 3LE

**159 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/23/0475/MM 19 Selwyn Drive, Broadstairs CT10 2SW  
The Committee recommends REFUSAL for this application. A reduction of 10m would cause serious damage to these trees. The crown thin of 15% in March 2022 has caused the other tree within this group to die. A recommendation for dead wood thinning and ivy removal is made. (Unanimous)
- TPO/23/0569/MM 3 Woodland Way, Broadstairs CT10 3QD  
The Committee recommends REFUSAL. There is no structural report or photographs to substantiate this application. A request is made that a Tree Officer visit and makes a proper assessment. (Unanimous)
- TPO/23/0550/MM 15 The Paddocks, Broadstairs CT10 3AJ  
The Committee recommends REFUSAL to what appears to be a healthy tree. Dead-wooding is only needed. Tall maiden trees are rare in Thanet, however if approval is given, this should be delayed until the tree is dormant in the autumn. (Unanimous)
- TCA/23/0564/MM 22 Albion Street, Broadstairs CT10 1LU  
The Committee recommends REFUSAL. An overall reduction of no more than 10% should be undertaken in late spring. The Town Council requests that this tree is TPO'd. (Majority) **Decision already made on planning portal when submitting comments.**
- TCA/23/0565/MM 22 Ranelagh Grove, Broadstairs CT10 2TE  
The Committee recommends REFUSAL. The Town Council requests that this tree is TPO'd. There are relatively few trees within this area. Should TDC grant permission, the Town Council asks if a replanting condition could be made for nearby or on Council land. (Majority) **Decision already made on planning portal when submitting comments.**
- TPO/23/0649/MM 15 Rugby Close, Broadstairs CT10 2XA  
The Committee recommends REFUSAL as the works would subject the tree to unnecessary stress. There is maybe a need for dead wooding (Majority)

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

- TCA/23/0586/MM Beacon Cottage, Trinity Square, Broadstairs CT10 3BA  
The Committee recommends NO OBJECTION WITH CONCERNS. The Committee asks that there is a re-evaluation of the height reduction. (Unanimous)

(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)

There were no further tree applications.

## **160 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING**

Next meeting: Monday 3<sup>rd</sup> July at 7pm.

Meeting closed at 20.40hrs  
Senior Administrative Officer