



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

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

Present: Cllrs J Bayford, J Bright (Chair), M Garner, P Moore, E Orhan, S Roberts  
Senior Administrative Officer: Julie Belsey  
Volunteer Tree Warden: Karen McKenzie  
Eleven members of the public.

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

### 161 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

### 162 APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Farooki which were accepted.  
Not in attendance: Cllr K Pressland

### 163 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 164 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 5<sup>th</sup> June 2023.  
Proposed Cllr M Garner, seconded Cllr E Orhan. Agreed.

### 165 MATTERS ARISING FROM THESE MINUTES NOT COVERED ELSEWHERE IN THE AGENDA

Minute number 148 - Training: The Senior Administrative Officer reminded Members that it was their responsibility to check through the planning application lists that were sent out each week and to reserve any applications as they think necessary with the Senior Administrative Officer. This is not just the responsibility of the Chair. This also includes TPO/TCA applications following receipt of the Volunteer Tree Warden's report. Reservations are required by no later than 10am on the day of the meeting.

Members were also asked to note that 'Any Other Business' does not appear on Town Council agendas and only items on the agenda can be discussed. Members can request future agenda items pertinent to the committee at the end of the meeting.

### 166 CORRESPONDENCE

None

### 167 CHAIR'S REPORT

None

### 168 NEIGHBOURHOOD PLAN BUSINESS

The Examiner's Report had been received and had been fact checked for accuracy. The report and Thanet District Council's timeline will be discussed and the next Neighbourhood Plan Sub Committee

Meeting. Once the timeline had been approved, Thanet Council will take the plan to Cabinet on 21<sup>st</sup> September

*In accordance with Standing Orders 3e, 3f and 3g, Mr T Seed addressed the Committee asking if the owner of the two green spaces at St Peter's Court had been contacted.*

The Senior Administrative Officer confirmed that letters had been sent to the owner of the two green spaces as per the land registry documents. Unfortunately, these letters had been 'returned to sender'. There has been no further correspondence at this time.

*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.*

## 169 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

*In accordance with Standing Orders 3e, 3f and 3g, Mr P Verrall addressed the Committee speaking 'against' application 23/0505/GD – 6-6A Luton Avenue, Broadstairs CT10 2DH*

*In accordance with Standing Orders 3e, 3f and 3g, Mr S Mayhew addressed the Committee speaking "for" application 23/0505/GD – 6-6A Luton Avenue, Broadstairs CT10 2DH*

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

23/0502/GD 6-6A Luton Avenue, Broadstairs CT10 2DH  
The Committee recommends REFUSAL as previous reasons for the refusal of the past application have not been addressed. The application does not comply with local policies HO19, QD02, TP06, Broadstairs & St Peter's Town Council's Neighbourhood Plan BSP09 and paragraphs 111 and 130 of the NPPF. (Majority – one abstention)

*All members of the public left the meeting.*

23/0693/AH Hewden Hire Centre, 22 St Peter's Park Road, Broadstairs CT10 2BL  
The Committee recommends REFUSAL on the grounds that the previous reason for refusal by Thanet District Council have not been addressed. (Unanimous)

23/0720/GD Land Rear of 22-24 Warren Drive, Broadstairs  
The Committee recommends REFUSAL on the grounds of cramming and overdevelopment. (Unanimous)

23/0610/DF 52A Stone Road, Broadstairs CT10 1DZ  
The Committee recommends REFUSAL on the grounds of increased height of the garden, loss of privacy and light to neighbours. (Unanimous)

ii) The Committee recommends **OBJECTION WITH CONCERNS** to the applications listed below:

23/0714/DF 6 Stone Bay Court, Broadstairs CT10 1ST  
The Committee recommends **OBJECTION WITH CONCERNS**. The Committee wishes to see the neighbours' concerns addressed with obscured glass added to windows overlooking neighbouring properties and glass to the balustrade obscured to protect neighbours' privacy. (Majority)

23/0716/RB 3 Colette Close, Broadstairs CT10 3LJ  
The Committee recommends **OBJECTION WITH CONCERNS** for the loss of privacy to neighbours. (Unanimous)

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

23/0622/GD 26 Ramsgate Road, Broadstairs CT10 1PP  
The Committee recommends **NO OBJECTION WITH CONCERNS**. Comments from Highways and Waste and Recycling need to be addressed. (Unanimous)

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

23/0756/RB Brown Jug Inn, 204 Ramsgate Road, Broadstairs CT10 2EW  
The Committee recommends **NO OBJECTION** subject to the Conservation Officer's report. (Unanimous)

L/23/0757/RB Brown Jug Inn, 204 Ramsgate Road, Broadstairs CT10 2EW  
The Committee recommends **NO OBJECTION** subject to the Conservation Officer's report. (Unanimous)

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

23/0632/TC 13 Church Street, Broadstairs CT10 2TT  
L/23/0633/TC 13 Church Street, Broadstairs CT10 2TT  
23/0638/DR 17 The Vale, Broadstairs CT10 1RB  
23/0721/GD 3 Dumpton Gap Road, Broadstairs CT10 1TA  
23/0725/DR 2 Dickens Road, Broadstairs CT10 1DX  
23/0724/DR 5 Douglas Close, Broadstairs CT10 2XG  
23/0733/RB White Walls, Holland Close, Broadstairs CT10 3QJ  
23/0710/RB 3 Merrivale Heights, Broadstairs CT10 1RG  
23/0799/TC Sea Croft, Church Road, Broadstairs CT10 1EZ  
23/0823/GD East Kent College, Ramsgate Road, Broadstairs CT10 1PN

## 170 **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/23/0779/MM 22 Hom Oak Gardens, Broadstairs CT10 2JF  
The Committee recommends **REFUSAL** on the grounds that the reduction is excessive for the size of the tree. The reduction should be proportionate to the tree size. (Unanimous)

TPO/23/0791/MM      The Old Police Station, 58-60 Gladstone Road, Broadstairs CT10 2TA  
The Committee recommends REFUSAL on the grounds of excessive  
coppicing. (Majority – 1 abstention)

(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/23/0747/MM      29 Sowell Street, Broadstairs CT10 2AU  
TPO/23/0781/MM      10 Grenville Way, Broadstairs CT10 2JR  
TPO/23/0833/MM      3 Walnut Close, Broadstairs CT10 2EL

## 171 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 7<sup>th</sup> August 2023

Meeting closed at 20.30hrs  
Senior Administrative Officer