



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 7th August 2023

Present: Cllrs J Bayford, J Bright (Chair), R Farooki (arrived at 19:03), M Garner, P Moore, K Pressland
Senior Administrative Officer: Julie Belsey
Volunteer Tree Warden: Karen McKenzie
One member of the public

Minutes marked * require a resolution from the Town Council

172 OPENNESS AND TRANSPARENCY

Cllr Bright reminded those present of the right to record, film or broadcast any meetings of the Council, committees and sub-committees is established following the Local Government Audit and Accountability Act 2014

173 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Roberts and Ohran which were accepted.

174 DECLARATIONS OF INTEREST

There were no declarations of interest.

175 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 3rd July 2023. Proposed Cllr M Garner, seconded Cllr P Moore. Agreed.

176 MATTERS ARISING FROM THESE MINUTES NOT COVERED ELSEWHERE IN THE AGENDA

There were no matters arising.

177 CORRESPONDENCE

i) The committee received correspondence regarding proposed telecommunications base station alteration at Pysons Road Industrial Estate. The Committee had no comments to make.

ii) The Committee received correspondence regarding amended plans for planning application F/TH/23/0195 – The Sea Lounge, Albion Road, Broadstairs CT10 1LU.

The Committee recommended NO OBJECTION WITH CONCERNS. The extraction flue should be enclosed and at the correct height, and to ensure that it is in keeping with the surrounding area. (Unanimous)

178 CHAIR'S REPORT

None

179 NEIGHBOURHOOD PLAN BUSINESS

i) The Committee RECEIVED and NOTED legal information regarding the voting rights of the Neighbourhood Plan Sub-Committee.

Extract from the information provided:

“An advisory committee or sub-committee must not be able to make any decisions on matters but only provide information and recommendations to a Town Council committee or sub-committee which

does have decision making powers. If this committee does have any decision making powers then non council members cannot vote on any matter.

As the Neighbourhood Plan Sub-Committee is advisory only, this means that non council members can vote on matters being considered.”

The Committee noted the above information. Any recommendations made within the Neighbourhood Plan Sub-Committee are put forward for approval to the Planning Committee, who will make the final decisions.

It was agreed that, as the Neighbourhood Plan Sub-Committee was non decision making, that the vote for the Chair and Vice Chair could go through.

ii) The Committee RECEIVED and NOTED the Examiner’s Report. The Examiner’s amendments are currently being made to the 2nd draft edition of the Neighbourhood Plan. The Committee were also advised that the Introduction of the Plan had to have some changes made as it referred to former Councillors and Mayor. This has been updated. The Plan with the changes will be sent out in due course, with the revised edition also being sent to TDC ready for the referendum.

iii) Thanet District Council have advised that the Neighbourhood Plan will be taken to Cabinet on 10th August 2023. This is earlier than the original date of 21st September. The Committee APPROVED the plan going to cabinet. Once approved at TDC cabinet, the Plan will then hold weight and can be used in making planning decisions and from there, TDC will make preparations for the referendum to take place.

iv) The Committee RECEIVED the draft Neighbourhood Plan Sub-committee minutes from 4th July 2023.

The Committee WITHDREW the request for former Councillor, Ruth Bailey to become a member of the sub-committee as it was unlikely that there would be any further meetings required for the draft 2nd edition plan as it was now due to go to referendum.

New community members will be invited to become members of the Sub-Committee when the process begins for the 3rd edition of the plan, which is suggested to take place every 5 years.

The Committee APPROVED the remainder the draft minutes.

v) The Committee APPROVED the revised Neighbourhood Plan Sub-Committee Terms of Reference, with the correction of changing ‘Committee to Sub-committee’ within the first section.

180 PLANNING WORDING FOR SUBMISSION ON PORTAL

The Committee discussed the definitions and wording for submission onto the Planning portal, with the following wording to be used for recommendations:

Support/approve
No objections with concerns
No comment
Objection with suggested amendments
Refusal

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.

181 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

23/0959/GD South East Bottling Limited, Units 1 to 5 Northdown Industrial Estate, Broadstairs CT10 3JP

The Committee unanimously recommends REFUSAL on the grounds of air pollution, air quality, environmental health issues and odours.

23/0951/VK 20 Kings Avenue, Broadstairs CT10 1DL

The Committee recommends REFUSAL on the grounds that there is no description of how the work will be carried out in accordance to BS5837-2012, trees in relation to design, demolition and construction. (Majority)

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

23/0808/DF Malcolms, 91 High Street, Broadstairs CT10 1NQ

The Committee unanimously recommends NO OBJECTION WITH CONCERNS on the grounds that a party wall agreement should be put in place.

23/0832/RB 66 Stone Road, Broadstairs CT10 1EB

The Committee unanimously recommends NO OBJECTION WITH CONCERNS regarding the omission of overlooking screening.

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

23/0770/DF Westwood Dog Park, The Link, Broadstairs CT10 2FF

23/0795/GD 24 Foreland Heights, Broadstairs CT10 3FU

23/0772/VK Carey Building Campus Site, Northwood Road, Broadstairs CT10 2WA

23/0894/GD 92 Church Street, Broadstairs CT10 2TU

23/0715/ZD 80 Salisbury Avenue, Broadstairs CT10 2DU

23/0763/GD 57 Westover Gardens, Broadstairs CT10 3EY

23/0793/DR 18 Parkwood Close, Broadstairs CT10 2XN

23/0848/DF Woven, North Foreland Avenue, Broadstairs CT10 3QT

23/0903/RB 32 Crow Hill, Broadstairs CT10 1HT

23/0867/DR 43 Rosemary Avenue, Broadstairs CT10 2ES

23/0925/TC 27 Harrow Dene, Broadstairs CT10 2XF

23/0955/ZD 42 Carlton Avenue, Broadstairs CT10 1AQ

23/0947/DR 5 Rosemary Avenue, Broadstairs CT10 2ES

23/0452/RB Pier Head Shelter, The Harbour, Broadstairs CT10 1EU

182 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/23/0942/MM 14 Dane Court Gardens, Broadstairs CT10 1SB

The Committee unanimously recommends REFUSAL as it is Broadstairs Town Council Policy to refuse the felling of healthy trees.

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

TPO/23/0887/MM 13 Walnut Close, Broadstairs, CT10 2EL
The Committee unanimously recommends **OBJECTION** as there is insufficient information to enable the committee to make an informed decision as to the reasons for the work. The work to the Ash tree is also over the Town Council's policy of a maximum of 20% reduction.

TPO/23/0905/MM 4 Northcliffe Gardens, Broadstairs CT10 1QB
The Committee recommends **OBJECTION** on the grounds that there is insufficient background information on which to make an informed decision. (Majority)

(iii) The Committee were unable to comment on the applications listed below as these applications had already been decided on the TDC Planning Portal:

TCA/23/0857/MM 17 Granville Road, Broadstairs CT10 1QB
TPO/23/0860/MM 9 Selwyn Drive, Broadstairs CT10 2SW

(iv) **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)

TCA/23/0907/MM 46 Reading Street, Broadstairs CT10 3AZ
TPO/23/0856/MM 1A Albion Road, Broadstairs CT10 2UP
TPO/23/0922/MM East Kent College, Ramsgate Road, Broadstairs CT10 1ON

Next meeting: Monday 4th September 2023

Meeting closed at 20.16hrs
Senior Administrative Officer