



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 4th SEPTEMBER 2023

Present: Cllrs J Bayford, J Bright (Chair), R Farooki, M Garner, P Moore, S Roberts
Senior Administrative Officer: Julie Belsey
Two member of the public

Minutes marked * require a resolution from the Town Council

184 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

185 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Pressland and Ohran which were accepted.
Apologies were received from the Volunteer Tree Warden.

186 DECLARATIONS OF INTEREST

There were no declarations of interest.

187 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 7th August 2023. Proposed Cllr M Garner, seconded Cllr J Bayford. Agreed.

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

The Senior Administrative Officer had produced a spreadsheet for the Committee's information to show the number of tree applications for Broadstairs over the period July 2022 to June 2023, along with the number recommended by the Committee for refusal and those that were granted permission/refused by TDC Planning.

189 CORRESPONDENCE

There was no correspondence.

190 CHAIR'S REPORT

None

191 NEIGHBOURHOOD PLAN BUSINESS

The Senior Administrative Officer informed the Committee that TDC Cabinet had approved the draft 2nd Edition of the Neighbourhood Plan for referendum. The Committee and NDP Sub Committee will be informed of the referendum date and advertising in the run up to the referendum.

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.

192 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

In accordance with Standing Orders 3e, 3f and 3g, Mr S Nicholson addressed the Committee speaking 'against' application 23/0773/RB – 221 Beacon Road, Broadstairs CT10 3DY

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

23/0773/RB 221 Beacon Road, Broadstairs CT10 3DY
The Committee unanimously recommends REFUSAL on the grounds of overlooking, loss of privacy and loss of light to neighbouring property. The Committee believes the application constitutes overdevelopment of the site and will be out of character with the streetscene.

All members of the public left the meeting.

23/0967/DF 92 High Street, Broadstairs CT10 1JJ
The Committee unanimously recommends REFUSAL. The Committee concur with Environmental Health's report. The applicant should liaise with Environmental Health and follow their recommendations.

23/1049/ZD 45A Fitzroy Avenue, Broadstairs CT10 3LS
The Committee recommends REFUSAL due to the impact on biodiversity with the removal of the trees. The Committee ask that TDC consider these trees for TPO's. (Majority)

23/0915/DF 53 Albion Road, Broadstairs CT10 2UR
The Committee unanimously recommends REFUSAL on the grounds that the matters reported by Highways are to be dealt with prior to approval.

OL/23/0988/GD Westwood Lodge, Poorhole Lane, Broadstairs CT10 2PP
The Committee recommends REFUSAL as it is stated in reserved matters application R/TH/20/0174 and the Westwood Lodge Woodland Management and Biodiversity Plan dated 1.2.2021 that this area would be reverted back to woodland on completion of the 153 house estate. The Committee also raised Highways issues with the increased use of Poorhole Lane. (Majority)

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

23/1055/GD 11 Stone Road, Broadstairs CT10 1DY
The Committee unanimously recommend NO OJECTION WITH CONCERNS that the TPO'd Sycamore tree is preserved.

L/23/1056/GD 11 Stone Road, Broadstairs CT10 1DY
The Committee unanimously recommend NO OJECTION WITH CONCERNS that the TPO'd Sycamore tree is preserved.

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

23/1029/TC 35 Crow Hill, Broadstairs CT10 1HT
The Committee unanimously recommends NO OBJECTION.

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

23/0989/AH	Westwood Cross Shopping Centre, Westwood Cross, Margate Road, Broadstairs CT10 2BF
23/1011/DF	35 Fair Street, Broadstairs CT10 2JL
23/1019/VK	18 Westwood Cross, Margate Road, Broadstairs CT10 2BF
23/1009/ZD	19 Royal Close, Broadstairs CT10 2JZ
23/1023/RB	9 Waldron Road, Broadstairs CT10 1TB
23/0900/GD	Canterbury Christchurch University Campus, Northwood Road, Broadstairs CT10 2RZ
23/0943/DR	The Charles Dickens, 5-6 Victoria Parade, Broadstairs CT10 1QS
L/23/0966/DR	The Charles Dickens, 5-6 Victoria Parade, Broadstairs CT10 1QS
23/0735/DF	1 Park Road, Broadstairs CT10 1ED
23/0820/GD	2 Norman Road, Broadstairs CT10 3BZ
23/0962/ZD	11 Cumberland Avenue, Broadstairs CT10 1HU
23/0998/VK	15 Northcliffe Gardens, Broadstairs CT10 3AL
23/1051/GD	4 Hereson Road, Broadstairs, CT10 1FF
23/1078/RB	7 Eastern Esplanade, Broadstairs CT10 1DP
23/1109/DF	1 Fair Street, Broadstairs CT10 2JL
23/1124/TC	32 Old Green Road, Broadstairs CT10 3BP

193 **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/23/1083/MM	39A Grange Road, Broadstairs CT10 3ER The Committee unanimously recommends REFUSAL on the grounds of lack of information and advise that the TDC Tree Officer carries out an assessment for a second opinion.
TCA/23/1102/MM	Port Regis Nursing Home, Convent Road, Broadstairs CT10 3PR The Committee unanimously recommends REFUSAL on the grounds of lack of information and evidence and advise that the TDC Tree Officer assess this tree for a TPO.

(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/23/1045/MM	52 Park Avenue, Broadstairs, CT10 2EY
TPO/23/1046/MM	9 Albion Road, Broadstairs CT10 2UP
TPO/23/1043/MM	24 Whiteness Green, Broadstairs CT10 3JS

194 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 2nd October 2023

Meeting closed at 19:57hrs
Senior Administrative Officer