



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 2ND OCTOBER 2023

Present: Cllrs J Bayford, J Bright (Chair), M Garner, E Orhan, K Pressland, S Roberts
Deputy Town Clerk: Julie Belsey
Volunteer Tree Warden: Karen McKenzie
Two members of the public

Minutes marked * require a resolution from the Town Council

195 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

196 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Farooki and Moore which were accepted.

197 DECLARATIONS OF INTEREST

There were no declarations of interest.

198 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 4th September 2023. Proposed Cllr M Garner, seconded Cllr J Bayford. Agreed.

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

There were no matters arising.

200 CORRESPONDENCE

There was no correspondence.

201 CHAIR'S REPORT

None

202 NEIGHBOURHOOD PLAN BUSINESS

The Deputy Town Clerk informed the Planning Committee that the Neighbourhood Plan Referendum would be taking place on Thursday 26th October 2023. Residents will be receiving their voting cards any time now. The Referendum will be the same as any other vote with all polling stations in the area open.

The Neighbourhood Plan will be one of the main topics at the Town Forum on the evening of 16th October and there will be an open day on Wednesday 18th October between 11am and 2pm at Pierremont Hall with Councillors present.

The Referendum and open day has been advertised on social media, and within the Town Council noticeboards. There have been press releases within the Isle of Thanet News, the Broadstairs Beacon and content has also been sent to Community Ad. Cllr Garner did an interview with Academy FM. He will send the recording out and this can be posted on social media.

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.

203 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

In accordance with Standing Orders 3e, 3f and 3g, Elizabeth Dilkes addressed the Committee speaking 'for' application L/23/1248/DF & 23/1036/DF – Bleak House, Fort Road, Broadstairs CT10 1EY

i) The Committee recommends **NO COMMENT** to the applications listed below:

L/23/1248/DF	Bleak House, Fort Road, Broadstairs CT10 1EY
23/1036/DF	The Committee were unable to make a recommendation as the applicant informed the committee that changes had been made to the application. The applicant was advised to contact Thanet District Council Planning for an amended plans application.

All members of the public left the meeting.

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

23/1203/GD	Wellesley, Hadden Dene School, 114 Ramsgate Road, Broadstairs CT10 2DG
	The Committee unanimously recommended REFUSAL on the grounds of loss of TPO'd trees, increased traffic pressure and overdevelopment.

The application is in contravention of Policy SP38 of the Local Plan – Healthy and Inclusive Communities: Proposals will be supported that create greener neighbourhoods and improve biodiversity and access to nature.

The application also goes against Broadstairs & St Peter's Neighbourhood Plan Policy BSP3: Proposals for new developments which would have an adverse impact on protected trees and other significant trees in the Plan area will not be supported.

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

23/1058/GD	Castle Lodge, Joss Gap Road, Broadstairs CT10 3PG
	The Committee unanimously recommended NO OBJECTION.

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

23/1133/DR	30 Whiteness Green, Broadstairs CT10 3JS
23/1106/DF	9 Queens Avenue, Broadstairs CT10 1EH
23/1053/VK	24 Dumpton Gap Road, Broadstairs CT10 1TA
23/1018/TC	68 St Georges Road, Broadstairs CT10 1NS
23/1182/RB	209 Beacon Road, Broadstairs CT10 3EJ
23/1141/TC	24 Dane Court Gardens, Broadstairs CT10 2SB
23/1229/GD	Fairlight, Reading Street, Broadstairs CT10 3AX
23/1220/TC	Thanet Lodge, Second Avenue, Broadstairs CT10 3LN

204 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/23/1167/MM 1 Hazel Walk, Broadstairs CT10 2LX
The Committee unanimously recommended REFSUAL on the grounds of possible loss of a TPO'd tree due to the works being in such close proximity.

If Thanet Council does permit the works, the Town Council requests that an Arborist should supervise the works.

(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/23/1153/MM 14 Fitzroy Avenue, Broadstairs CT10 3LS
TPO/23/1213/MM 24 Harrow Dene, Broadstairs CT10 2XF
TPO/23/1268/MM 9 Park Avenue, Broadstairs CT10 2YL

205 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 6th November 2023

Meeting closed at 19:35hrs
Deputy Town Clerk