



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 4<sup>TH</sup> DECEMBER 2023

Present: Cllrs J Bright (Chair), M Garner, K Pressland, S Roberts  
Deputy Town Clerk: Julie Belsey

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

### 217 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

### 218 APOLOGIES FOR ABSENCE

Apologies were received and approved from Councillors Bayford, Farooki, Moore and Orhan. Apologies were received from Karen Mckenzie, the Volunteer Tree Warden.

### 219 DECLARATIONS OF INTEREST

Cllr J Bright declared a significant interest in Agenda Item 9, application 23/1430/EF, Land formerly used as Club Union Convalescent Home, Reading Street, Broadstairs. The application is from a neighbour.

### 220 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 6<sup>th</sup> November 2023. Proposed Cllr M Garner, seconded Cllr S Roberts. Agreed.

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

There were no matters arising.

### 222 CORRESPONDENCE

i) Amended plans application 23/1036/DF and L/23/1248, Bleak House, Fort Road, Broadstairs CT10 1EY.

Resolved that: The Committee unanimously recommends OBJECTION due to concerns of access to the neighbouring property and impact on parking.

ii) Correspondence received from Wilsons Solicitors on behalf of their clients, Parkstairs Limited was discussed in relation to the designation of Park Avenue Woodland as a LGS in the 2<sup>nd</sup> Edition of the Neighbourhood Plan. The Deputy Town Clerk informed members that the information had been collated. It was AGREED that the Deputy Town Clerk would reply to the letter with the information required.

iii) Members discussed the formal response to the Sea Link proposal from National Grid. It was AGREED that Cllr Garner would complete the Sea Link consultation document on behalf of the Town Council as a draft, to be taken to full Council on 11<sup>th</sup> December for discussion. Following Council's decision on 11<sup>th</sup> December 2023, Officers will fill in the consultation document as per Cllr Garner's draft/Council decision and send in as the Town Council's formal response prior to the deadline date of 18<sup>th</sup> December 2023.

iv) The Deputy Town Clerk informed the Committee that the Town Clerk had received an invitation from a developer to meet with the Council to discuss a planning application that they intend to submit to TDC. The Deputy Town Clerk informed the Committee that meetings with developers had not

taken place previously prior to a planning application being submitted. Members agreed that this would be the case and applicants can speak at Planning Committee meetings once their application had been submitted to TDC if required.

## 223 CHAIR'S REPORT

None

## 224 NEIGHBOURHOOD PLAN BUSINESS

The Deputy Town Clerk informed the Committee that the recent Planning Appeal for the Land North of Reading Street Road, Broadstairs had been dismissed and that the 2<sup>nd</sup> Edition of the Neighbourhood Plan had played a significant role in ensuring that planning permission did not go through.

Members agreed that we should use examples such as this when we consult on the 3<sup>rd</sup> Edition of the Plan to show how useful it has been.

*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.*

## 225 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

23/1408/GD 162 Botany Road, Broadstairs CT10 3SE

The Committee unanimously recommends OBJECTION on the grounds of impact to neighbours, noise nuisance, lack of parking, lack of access and concerns as to whether appropriate fire regulations were in place.

23/1437/RB 27A Crow Hill, Broadstairs CT10 1HN

The Committee unanimously recommends OBJECTION due to loss of privacy to neighbours. The Committee also have concerns that the work has commenced prior to permission being granted and therefore should be a retrospective application.

23/1449/VKB 53 to 55 Albion Street, Broadstairs CT10 1NE

The Committee unanimously recommends OBJECTION on the grounds that the structures to the rear are attached to Broadstairs & St Peter's Town Council's property without permission.

23/1523/GD Land Rear of 22 Callis Court Road, Broadstairs

The Committee unanimously recommends OBJECTION on the grounds of over development, adjacent to an area of high townscape value (Broadstairs & St Peter's Neighbourhood Plan Policy BSP7), opposite a listed building and inadequate outdoor space for children.

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

*Cllr J Bright did not take part in the Committee discussion or the vote on application 23/1430/EF – Land formerly uses as Club Union Convalescent Home, Reading Street, Broadstairs*

23/1430/EF Land formerly uses as Club Union Convalescent Home, Reading Street, Broadstairs

The Committee unanimously recommends **NO OBJECTION WITH CONCERNS** as per the SuDS comments regarding the increase of the impermeable area. What appropriate mitigation will take place to deal with the increased drainage area?

*Cllr Bright rejoined the meeting.*

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

23/1479/TC The Little Sicilian, 45-45A York Street, Broadstairs CT10 1PB  
The Committee unanimously recommends **NO OBJECTION** provided the Conservation Officer has no comments against this application.

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

23/1447/TC 23 Stone Road, Broadstairs, Kent CT10 1DZ  
The Committee unanimously recommends **NO COMMENT**.

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

23/1362/ZD 154 Botany Road, Broadstairs CT10 3SE  
23/1414/ZD 54 Botany Road, Broadstairs CT10 3SF  
23/1168/RB 15 Waldron Road, Broadstairs CT10 1TB  
A/23/1390/RB Nationwide Building Society, 21 High Street, Broadstairs CT10 1BH  
A/23/1388/RB H Samuel, 28 Westwood Cross, Margate Road, Broadstairs CT10 2BF  
23/1443/DR 25 Belvedere Road, Broadstairs CT10 1PF  
23/1439/VKB Linkside, Marine Drive, Broadstairs CT10 3LU  
23/1446/DR The Orchard, Tippledore Lane, Broadstairs Ct10 2TG  
23/1454/DR 10 Pierremont Avenue, Broadstairs CT10 1NL  
23/1481/TC 17 Osbourne Road, Broadstairs CT10 2AE  
23/1469/ZD 26 Prince Andrew Road, Broadstairs CT10 3HD  
23/1512/DF 93 Ramsgate Road, Broadstairs CT10 2DQ  
A/23/1444/RB 19 Westwood Cross, Margate Road, Broadstairs CT10 2BF

## **226 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/23/1407/MM 75 Dane Court Gardens, Broadstairs CT10 2SD  
The Committee unanimously recommends **REFUSAL** on the grounds that the applicant has failed to provide a reason for this work. A clearance of 5.2 meters for traffic is acceptable if the trees are healthy according to the Highways Authority.

TPO/23/1433/MM 45 St Peter's Court, Braodstairs CT10 2UU  
The Committee unanimously recommends **REFUSAL** on the grounds that the applicant has failed to provide a reason for this work. The 50% reduction is above the Town Council's policy of a maximum of 20% reduction (2<sup>nd</sup> Edition Broadstairs & St Peter's Neighbourhood Plan Policy BSP3).

TPO/23/1389/MM 35 St Peter's Court, Broadstairs CT10 2UU  
The Committee unanimously recommends **REFUSAL** on the grounds of limited information within the application, no arborist information provided and the reduction is above the Town Council's

policy of a maximum of 20% reduction (2<sup>nd</sup> Edition Broadstairs & St Peter's Neighbourhood Plan Policy BSP3).

(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)

TCA/23/1498/MM 19 Rectory Road, Broadstairs CT10 1HG

**227 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING**

Next meeting: Monday 8<sup>th</sup> January 2024

Meeting closed at 20.12hrs  
Deputy Town Clerk