



# Broadstairs & St. Peter's Town Council

27 February 2024

To the Members of the Planning Committee:

Cllrs J Bayford, J Bright, R Farooki, M Garner, P Moore, E Orhan, K Pressland, S Roberts

Committee Members are summoned to a meeting of the  
**Planning Committee** in the Council Chamber at Pierremont Hall  
on **Monday 4<sup>th</sup> March 2024 at 7pm.**

Julie Belsey  
Deputy Town Clerk

## AGENDA

**In accordance Standing Orders 3e, 3f and 3g**  
**The Chairman may allow up to three members of the parish to address the meeting, for a maximum of three minutes each.**

**Agenda items marked \* require a resolution from the Town Council.**

### **1 CHAIRS WELCOME/OPENNESS AND TRANSPARENCY**

To remind those present of the following:

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.

### **2 APOLOGIES FOR ABSENCE**

### **3 DECLARATIONS OF INTEREST**

To receive from committee members and the presiding clerk declarations of interest in accordance with the Code of Conduct adopted by the Council on 16<sup>th</sup> July 2012.

### **4 MINUTES**

To RECEIVE and APPROVE by signing the minutes as a true record of the meeting held on Monday 5<sup>th</sup> February 2024.

**(Attach 1)**

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

### **6 CORRESPONDENCE**

To consider any correspondence and to make decisions as required.

### **7 CHAIR'S REPORT**

To RECEIVE any reports from the Chair.

### **8 NEIGHBOURHOOD PLAN BUSINESS**

To RECEIVE and NOTE any further Neighbourhood Plan business.

### **9 PLANNING APPLICATIONS**

To consider and make decisions in relation to the applications reserved by members of the Committee from:

Thanet District Council's weekly lists:

- 6/24
- 7/24
- 8/24
- 9/24

And in relation to any:

- Thanet District Council applications not yet appearing on a weekly list but requiring an early decision.
- Kent County Council Planning applications;
- Planning appeals;
- Planning amendments/variations of conditions;
- Certificate of lawful use applications;
- Hedgerow removal applications; or
- Highways – Stopping Up Orders.

(Notice of all the above is sent by email.)

To make a decision in respect of all applications not individually reserved.

**10 WORKS TO TREES IN CONSERVATION AREAS/TREE PRESERVATION ORDERS/  
HEDGEROW REMOVAL APPLICATIONS**

To receive the report from the Volunteer Tree Warden.

To consider and to make decisions in relation to any applications for tree or hedge works reserved by members for individual consideration. (Applications are sent by email.)

The Town Council's standard response letter will be sent in respect of any tree works applications not reserved for individual consideration.

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

Monday 8<sup>th</sup> April 2024



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 4<sup>TH</sup> FEBRUARY 2024

Present: Cllrs J Bayford, J Bright (Chair), R Farooki, M Garner, P Moore, S Roberts.  
Deputy Town Clerk – Julie Belsey  
Volunteer Tree Warden – Karen McKenzie  
One member of public

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

### 239 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

### 240 APOLOGIES FOR ABSENCE

Apologies were received and approved from Councillor E Orhan and Councillor K Pressland.

### 241 DECLARATIONS OF INTEREST

Cllr J Bright declared a non-pecuniary interest in Agenda Item 9, application TPO/23/1646/MM, Club Union Convalescent Home, Reading Street, Broadstairs. The application is from a neighbour.

### 242 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 8<sup>th</sup> January 2024. Proposed Cllr M Garner, seconded Cllr R Farooki. Agreed.

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

There were no matters arising.

### 244 CORRESPONDENCE

i) The Committee RECEIVED and NOTED the KALC response to the Kent Minerals and Waste Local Plan Pre-submission draft.

### 245 CHAIR'S REPORT

None

### 246 NEIGHBOURHOOD PLAN BUSINESS

i) It was agreed that the Neighbourhood Plan Referendum debrief to discuss future community engagement, how we can disseminate more information and encourage more involvement from the residents of Broadstairs and St Peter's, would be discussed at the Town Assembly on 29<sup>th</sup> April 2024. There will also be a late afternoon session on the same day for those members of the community who are not able to come along to the evening Town Assembly. This will be fully publicised prior to the date.

*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.*

## 247 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

- i) The Committee recommends **NO OBJECTIONS WITH CONCERNS** to the applications listed below:

*In accordance with Standing Orders 3e, 3f and 3g, Iwan Jones addressed the Committee speaking 'for' application 23/1607/EF – Former Gap House Special School, 1 South Cliff Parade, Broadstairs CT10 1TJ*

23/1607/EF Former Gap House Special School, 1 South Cliff Parade, Broadstairs CT10 1TJ

The Committee unanimously recommends **NO OBJECTIONS WITH CONCERNS**. The Broadstairs & St Peter's Town Council Tree Policy should be adhered to and there should be a submission of a Method Statement for the protection of biodiversity. The Committee requests a planning condition is added requesting that more mature trees are planted rather than saplings as these are less likely to fail and will also provide continuous natural habitat.

*Iwan Jones left the meeting.*

- ii) The Committee are **NEUTRAL** to the applications listed below:

23/1574/AH Northwood Court, Millennium Way, Broadstairs CT10 2LA

The Committee are unanimously **NEUTRAL** on condition that all Kent Police recommendations are followed including contacting their Missing Child and Exploitation Team, and assurances are given that the building is safe to house children with regards to fire regulations.

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

23/1519/TC 167 Ramsgate Road, Broadstairs CT10 2EW

23/1482/DF Enterprise Rent-A Car, 144 Westwood Road, Broadstairs CT10 2NR

23/1522/VKB 24 Dumpton Gap Road, Broadstairs CT10 1TA

A/24/0024/DR Tesco Extra, 475 Margate Road, Broadstairs CT10 2QJ

248 **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:

*Cllr J Bright did not take part in the Committee vote on application TPO/23/1646/MM, Club Union Convalescent Home, Reading Street, Broadstairs*

- (i) The Committee recommends **NO OBJECTION** to the applications listed below:

TPO/23/1646/MM Club Union Convalescent Home, Reading Street, Broadstairs  
The Committee unanimously recommends **NO OBJECTION** on condition that all recommendations from the TDC Tree Officer are followed.

- (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/24/0011/MM	Bradstow School, 34 Dumpton Park Drive, Broadstairs CT10 1BY
TCA/24/0029/MM	The Rectory, Nelson Place, Broadstairs, CT10 1HQ
TPO/24/0071/MM	14 Fitzroy Avenue, Broadstairs CT10 3LS

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

Next meeting: Monday 4<sup>th</sup> March 2024 at 7pm

Meeting closed at 19:35hrs  
Deputy Town Clerk