



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 29<sup>th</sup> JULY 2019**

Present: Cllrs. B. Bayford (Substitute), J. Bayford (Chair), R. Binks, R. K. Binks, D. Saunders (Substitute) and M. Saunders (Substitute)  
Ex Officio: Cllrs. P. Moore (Mayor) and Dexter (Deputy Mayor)  
Deputy Town Clerk: Christine Chappell  
Members of the Public

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

### **117 APOLOGIES FOR ABSENCE**

Cllrs. Bailey, Buckley and W. Moore.

### **118 DECLARATIONS of INTEREST**

Cllrs. R. Binks, R. K. Binks and Dexter declared a significant interest in application 19/0813/EF Land formerly used as Club Union Convalescent Home, Reading Street, Broadstairs as they reside nearby and Cllr. R. Binks has objected to earlier applications.

Cllr. R. Dexter declared a significant interest in application 19/0835/DF Old Convent Farmhouse, Reading Street, Broadstairs CT10 3AX as he is a near neighbour.

### **119 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 1<sup>st</sup> July 2019. Proposed Cllr. P. Moore, seconded Cllr. Dexter, agreed.

### **120 CHAIRMAN'S REPORT**

None.

NOTED that there is no meeting in August. Members need to check the call in dates for applications on the weekly lists issued by Thanet District Council. They may wish to make their own comments on applications.

### **121 CORRESPONDENCE**

NOTED that correspondence had been forwarded by email.

NOTED that following the last planning meeting, correspondence was received from a member of the public who attended the 1st July meeting regarding the length of time people speak for when addressing the Committee, how speakers conduct themselves during any subsequent discussion between Councillors, who is able to "reserve" tree applications, when the Tree Warden was appointed and training that has been undertaken as some incorrect information was advised during the discussions by the Tree Warden.

The letter has been reviewed by the Chair of the Committee Cllr. Jill Bayford and the Deputy Town Clerk and a written response has been sent giving the information requested and what actions have been taken.

As a result of this, a further letter has been received from the Member of the Public that has again been discussed by the Chair of the Committee and the Deputy Town Clerk and another response letter is currently being drafted to be sent out during this week.

## 122 NEIGHBOURHOOD PLAN BUSINESS

NOTED the verbal update provided by the Deputy Town Clerk, on behalf of the Town Clerk.

- Progress is slow in getting final plan to community referendum. The current process is with the Thanet District Council.
  - Thanet District Council did not meet the deadline for issuing a Decision Statement on the Examiner's Report. They considered the report at their Cabinet meeting on 25<sup>th</sup> July.
  - Cabinet papers in the Thanet District Council website show they are challenging the inclusion of two Local Green Spaces, one at Reading Street and one at the corner of Rumfields Road. The Cabinet report contained two options
    - (i) To propose modifications to propose modifications to the St Peters and Broadstairs Neighbourhood Plan, removing the Fairfield Road/Rumfields Road and Reading Street Local Green Space designations. This would form the Council's Decision Statement which would be published on the Councils website. The Decision Statement will refuse the neighbourhood plan proposal on the basis that it does not meet the Basic Conditions. It will also propose the above modification to make the plan meet the Basic Conditions. The Council will then carry out a public consultation on the proposed modification. (Recommended)
    - (ii) The Proposed modifications are not taken forward. This could potentially leave the decision open to Judicial Review, if it is considered that the proposed modifications are necessary to ensure that the draft Plan meets the "basic conditions". and another not recommended. (Not recommended)
- There was no third option to agree with the independent examiner that all Local Green Spaces were justified and therefore selection was based on sound evidence. It is not known which of the two options was decided.
- In order to address these irregularities, the Town Clerk is currently seeking independent legal advice, the funding of which was approved under minute reference 60. The following questions have been asked of the solicitor:
    - 1) Are TDC allowed to disagree with an examiner?
    - 2) Are TDC legally allowed to make us alter our Neighbourhood Plan? What if we as the qualifying body refuses to make the amendments?
    - 3) If the Neighbourhood Plan goes out for a further 6 weeks' consultation will it have to be examined again?
    - 4) What is the current status of the plan and it should it still be considered when determining Planning Applications.
  - The Town Clerk will provide further updates when they are available.

*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.*

## 123 PLANNING APPLICATIONS

*In accordance with Standing Orders 3e, 3f and 3g, Mrs J. Whitehead addressed the Committee speaking in favour of application 19/0956/DF – 20 Freda Close, Broadstairs CT10 2ED.*

RESOLVED that the applications be dealt with as detailed below:

(i) The Committee recommends **Approval** of the application listed below:

19/0956/DF                      20 Freda Close, Broadstairs CT10 2ED  
(Unanimous)

*In accordance with Standing Orders 3e, 3f and 3g, Mr S. Bridges addressed the Committee speaking against application 19/0866/JS – 21 Granville Road, Broadstairs CT10 1QB.*

(ii) The Committee recommends **Refusal** of the applications listed below with the following concerns:

19/0866/JS                      21 Granville Road, Broadstairs CT10 1QB  
Concerns: Out of keeping with the street scene, development to high, overdevelopment, in a Conservation Area and loss of mature trees. (Unanimous)

*Mr Bridges left the meeting.*

*Cllrs. R. Binks, R. K. Binks and Dexter left the meeting room.*

*In accordance with Standing Orders 3e, 3f and 3g, Mrs J. Matterface addressed the Committee speaking against application 19/0813/EF – Land formerly used as Club Union Convalescent Home, Reading Street, Broadstairs*

19/0813/EF                      Land formerly used as Club Union Convalescent Home, Reading Street, Broadstairs  
Concerns: Whilst the principle of some development is accepted, we consider that this proposed development will have a seriously detrimental impact on the setting of the unique listed buildings of the Reading Street Conservation Area, due to its density, style and elevated position. We consider that the access onto Reading Street will lead to greater congestion and increased risk to residents' safety, whilst the access onto Convent Road is not of an adequate width to accommodate the projected usage and increases risk of accident and congestion on that road. The application does not address any of the reasons for refusal in the appeal dismissal decisions ref. APP/Z2260/W/17/3173824 dated 22nd August 2017 and APP/Z2260/W/18/3218754 dated 11<sup>th</sup> April 2019. It fails to comply with saved Policy D1 of the Thanet Local Plan. The proposal is two separate developments, unrelated to the street scene, rather than an extension to the village with its own sense of identity. Although the number of dwellings has been reduced, the density has increased and the western end of the proposed development is cramped and unbalanced. Inadequate parking arrangements and little turning space. We therefore strongly recommend refusal of this application. (Unanimous)

*All but two of the Members of Public left the meeting.*

*Cllrs. R. Binks, R. K. Binks and Dexter returned to the meeting room.*

- 19/0799/JS 56 Eastern Esplanade, Broadstairs CT10 1DU  
Concerns: Out of keeping with the character of the area, overdevelopment and to close to adjoining properties. (Unanimous)
- 19/0858/EF Land rear of 25-29A Carlton Avenue, Broadstairs CT10 1AG  
Concerns: Conflict with Local Plan, out of keeping with the character of the area, overdevelopment, opening onto a coach park, the block plan is incorrect as the section shown as Vere Road which fronts the site is a private street i.e. not part of the public highway and is surrounded by a 100mm kerb. (Unanimous)

*Cllr. Dexter left the meeting room*

- 19/0835/DF Old Convent Farmhouse, Reading Street, Broadstairs CT10 3AX  
Concerns: Impact on Conservation Area, proximity to highway, cramped and congested form of development, out of keeping. (Majority). Cllr. R. Binks did not vote.

*The remaining public left the meeting.*

*Cllr. Dexter returned to the meeting room.*

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

- A/19/0817/DF Asda Stores Ltd, Westwood Road, Broadstairs CT10 2NR  
19/0816/DF Asda Stores Ltd, Westwood Road, Broadstairs CT10 2NR  
19/0823/EF Royal Albion Hotel, 12 Albion Street, Broadstairs CT10 1AN  
L/19/0824/EF Royal Albion Hotel, 12 Albion Street, Broadstairs CT10 1AN  
19/0828/VK 6 Seafield Road, Broadstairs CT10 2DD  
19/0846/GR 5 Church Road, Broadstairs CT10 1EZ  
19/0859/GR 71 The Vale, Broadstairs CT10 2DR  
19/0862/GR 38 Victoria Avenue, Broadstairs CT10 3HZ  
19/0811/RB 42 Masons Rise, Broadstairs CT10 1QB  
19/0873/VK 6 Upton Cottages, Vale Road, Broadstairs CT10 2JJ  
19/0880/GR Buckmaster House, 7 Western Esplanade, Broadstairs  
19/0902/JS 4 Whytecliffs, Broadstairs CT10 1SW  
19/0900/VK Lindisfarne, North Foreland Avenue, Broadstairs CT10 3QT  
19/0881/AH Redriff Convent, North Foreland Avenue, Broadstairs CT10 3QT
- 19/0941/JS Appleton, North Foreland Avenue, Broadstairs CT10 3QR  
19/0946/VK 10 Vale Road, Broadstairs CT10 2JQ  
19/0952/JS 17 Eastern Esplanade, Broadstairs CT10 1DR  
19/0537/DF AMENDMENT Parwood, George Hill Road, Broadstairs CT10 3JU  
19/0372/DF AMENDMENT 104 High Street, Broadstairs CT10 1JB  
19/0432/VK AMENDMENT 19 Nelson Place, Broadstairs CT10 1HQ  
19/0882/VK Ellington Children's Unit, Community Healthcare, Orchard House, 17 Church Street, Broadstairs CT10 2TT  
19/0955/GR Shallows Cottage, Shallows Road, Broadstairs CT10 2RB  
19/0968/RB 47 Grange Road, Broadstairs CT10 3ER

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

NOTED the emailed report from Tree Warden

- (i) RESOLVED unanimously that the standard response should be sent in to all tree applications on the weekly lists (standard response and applications set out below) "the following applications be subject to inspection by the Arboricultural Officer at TDC and with Town Council recommendations as follows:

- 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%.
- Works required for structural reasons i.e. impact of root damage to foundations and drains be recognised.
- It is a criminal offence under the Wildlife and Countryside Act to disturb nesting birds. Tree works should not be permitted to take place during the main nesting period from mid-March until August. Birds can nest in any month of the year. There should be conditions requiring the applicant to check for nesting 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."

TPO/19/0907/ZD	Barnside, Callis Court Road, Broadstairs CT10 3AG
TPO/19/0969/VK	3 Walnut Close, Broadstairs CT10 2EL
TPO/19/0978/ZD	43 Selwyn Drive, Broadstairs CT10 2SW

## **125 KENT COUNTY COUNCIL CONSULTATION ON THE PROPOSED DISPOSAL OF SURPLUS PLAYING FIELDS AT FORELAND FIELDS SPECIAL SCHOOL, LANTHORNE ROAD BROADSTAIRS CT10 3NX**

DISCUSSED the consultation information and the aerial view of the site.

AGREED to defer the drafting and agreeing of the Town Council response to the consultation pending further information and the return of the Town Clerk. Consultation closing date is 11<sup>th</sup> October 2019.

## **126 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

Members requested that the Tree Warden is asked to continue to send a report on activities undertaken between meetings and provide comments on any listed tree applications.

Members requested that the Tree Warden is reminded to continue to contact the relevant Ward Cllr. to ask to speak at a meeting on a listed tree application.

Members requested that the Tree Warden is asked to reflect if it is appropriate to post more than one comment on each tree application on the TDC Planning Portal.

AGREED the Deputy Town Clerk will meet with Tree Warden to discuss the role.

Presentation by Tree Warden on TPO's.

Next Meeting Monday 2<sup>nd</sup> September at 7pm, venue t.b.c.

Meeting closed at 8:20p.m.  
Deputy Town Clerk