



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 4th NOVEMBER 2019

Present: Cllrs. Bailey, J. Bayford (Chair), R. Binks, R. K. Binks, Buckley, D. Saunders (Substitute) and M. Saunders (Substitute)
Ex Officio: Cllr. Dexter (Deputy Mayor)
Deputy Town Clerk: Christine Chappell
Tree Warden: Karen McKenzie
Members of the Public

Minutes marked * require a resolution from the Town Council

231 APOLOGIES FOR ABSENCE

Cllrs. P. Moore and W. Moore.

232 DECLARATIONS of INTEREST

None declared.

233 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 30th September 2019. Proposed Cllr. R. Binks, seconded Cllr. Bailey, agreed.

234 CHAIRMAN'S REPORT

None.

235 CORRESPONDENCE

NOTED that correspondence had been forwarded by email.

236 NEIGHBOURHOOD PLAN BUSINESS

Noted the update from the Town Clerk.

- The Thanet District Council (TDC) additional consultation on the proposed removal of two Local Green Spaces ended on Friday 1st November. It ran for the full 6 weeks despite the request to TDC to terminate the consultation pending further direction from the Secretary of State.
- The Secretary of State for Communities, Housing and Local Government has formally acknowledged our request to intervene in the Neighbourhood Plan.
- The Senior Planning Manager for the Ministry of Housing, Communities and Local Government responded to the request to put a hold on planning application 19/0813 – Club Union Convalescent Home pending the decision on the Neighbourhood Plan. It is not their policy to intervene in planning applications before the Local Planning Authority, (TDC) has had the opportunity to reach a resolution on whether or not to grant planning permission. If TDC are minded to approve the proposal our representations and all other relevant information will be considered in deciding whether the Secretary of State should call in the application for his determination.

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.

237 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mrs. H. Moorman addressed the Committee speaking against application 19/1306/RB – 1 Edge End Road, Broadstairs CT10 2AH

RESOLVED that the applications be dealt with as detailed below:

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

19/1306/RB 1 Edge End Road, Broadstairs CT10 2AH
Concerns: The garage proposal represents overdevelopment and will have an unacceptable impact on the privacy and amenities of the neighbour. (Unanimous)

Mr and Mrs Moorman left the meeting.

19/1272/RB 8 Seven Stones Drive, Broadstairs CT10 1TW
Concerns: Lack of information and plans. (Unanimous)

OL/19/1283/AH Land Adjacent to Cliff Paddock North Foreland Avenue Broadstairs CT10 3QT
Concerns: Condition 13 in Annex A of appeal decision ref. APP/Z2260/W/15/3005322 in respect of OL/14/0404 has been discharged under ref. CON/0958 dated 6th September 2018 by the approval of the Woodland Management Plan. The stated aim of the management plan is to create a sustainable, open, well managed, diverse group of trees that will provide long term benefits to the site and wider landscape along with providing habitat for local wildlife. Therefore, all the trees on the site that form this woodland and are identified in TH/TPO/3/2013 must be retained and should not be removed as recommended in the Pre-Development Tree Survey and Report dated 12th August 2019. (Unanimous)

- (ii) The Committee recommends **Objection with Concerns** of the application listed below with the following comments:

19/0266/JS Plot 1 Land Adjacent to Clifftop and Surrounding Redriff North Foreland Avenue Broadstairs
Concerns: Additional access and the potential loss of TPO'd trees. (Unanimous)

- (iii) The Committee recommends **No Objection with Concern** to the application listed below:

19/0874/DF St. Helens, Poplar Road, Broadstairs CT10 2SJ
Concerns: Location of flue, is the store room suitable for conversion to habitable accommodation. (Unanimous)

- (iv) The Committee recommends **No Objection** to the applications listed below:

19/0524/RB 6 Ocean View, Broadstairs CT10 1TP
AMENDMENT (Majority)

19/1400/VK 14 Seven Stones Drive, Broadstairs CT10 1TW
(Unanimous)

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

19/1196/VK 5 Repton Close, Broadstairs CT10 2UZ
19/1179/VK 167 Beacon Road, Broadstairs CT10 3DQ
19/1292/GR 1 Chandos Road, Broadstairs CT10 1QP
19/1297/JS 24 Kingsgate Avenue, Broadstairs CT10 3QP
19/1298/VK 12 Francis Road, Broadstairs CT10 3NG
19/1324/JS White Walls, Holland Close, Broadstairs CT10 3QJ
19/0812/DF 26 North Foreland Road, Broadstairs CT10 3NN
AMENDMENT
19/1330/JS 22 Broadstairs Road, Broadstairs CT10 2RJ
19/1348/DF 41 Selwyn Drive, Broadstairs CT10 2SW
OL/19/1352/JS Hackemdown, Holland Close, Broadstairs CT10 3QJ
19/1356/VK 16 Queens Avenue, Broadstairs CT10 1EH
19/1254/AH Botany Bay Hotel, Marine Drive, Broadstairs CT10 3LG
19/1286/DF 3 Catherine Way, Broadstairs CT10 1BW
19/1319/EF The Range, 1A Broadstairs Retail Park, Margate Road,
Broadstairs CT10 2QW
19/1365/DF Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
L/19/1366/DF Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
19/1373/JS 11 St. Peter's Road, Broadstairs CT10 2AG
L/19/1363/DF Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
19/1385/VK 160 Beacon Road, Broadstairs CT10 3EJ
19/1403/JS 56 Stone Road, Broadstairs CT10 1DZ
A/19/1424/DF Nationwide Building Society, 21 High Street, Broadstairs
CT10 1BH

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

RECEIVED the emailed report from the volunteer Tree Warden

In accordance with Standing Orders 3e, 3f and 3g, Mr R. Lewis addressed the Committee speaking against application TPO/19/1290/RB – 17 Dane Court Gardens, Broadstairs CT10 2SB

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

TPO/19/1290/RB 17 Dane Court Gardens, Broadstairs CT10 2SB
Concerns: Effect on local ecology.
The trees are considered to be of sufficient character and special amenity value that without justification the proposed works would result in loss of amenity in the area.
The applicant has failed to demonstrate that the trees present an immediate danger, or result in damage to the boundary wall.
The application does not reach an appropriate balance between the visual amenity and the health and safety management of the trees. (Unanimous)

Mr R. Lewis and 5 Members of the Public left the meeting

TPO/19/1340/VK 12 Sterling Close, Broadstairs CT10 2XE
Concerns: Incorrect information on the application.
(Unanimous)

- (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/19/1314/DF 19 Rhodes Gardens, Broadstairs CT10 1BP
TPO/19/1315/DF 1 Park Chase, Broadstairs CT10 2YW
TPO/19/1316/DF 21 Caroline Crescent, Broadstairs CT10 2XB
TPO/19/1339/DF Plot 9, North Foreland Avenue, Broadstairs
TCA/19/1285/ZD 4 Churchfields, Broadstairs CT10 3BL
TPO/19/1322/DF Plot 8, North Foreland Avenue, Broadstairs

239 TO DISCUSS APPLYING FOR TPO STATUS FOR THE FORMER KINGSGATE COLLEGE SITE*

DISCUSSED the report from the volunteer Tree Warden on the trees located at the former Kingsgate College site.

NOTED that some trees are already covered by TPO's. However, the land has been put up for sale and it is being marketed as a housing development opportunity although no outline planning permission appears to have yet been sought.

RESOLVED to recommend to Council that an Area TPO is applied for at the former Kingsgate College site.

240 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Next Meeting: Monday 2nd December in the Kingsgate Room at Queens Road Baptist Church.

Meeting closed at 8:16pm
Deputy Town Clerk