



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 3<sup>rd</sup> FEBRUARY 2020

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

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

### 364 APOLOGIES FOR ABSENCE

Cllrs. Bailey, P. Moore and W. Moore.

### 365 DECLARATIONS of INTEREST

None declared.

### 366 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 6<sup>th</sup> January 2020. Proposed Cllr. Dexter, Cllr. Buckley, agreed.

### 367 CHAIRMAN'S REPORT

None.

### 368 CORRESPONDENCE

Ref. Min. 187: NOTED that the Tree Assessment Report on the land surrounding Pysons Road Industrial Estate being undertaken for Thanet District Council Open Spaces should be available in two to three weeks.

NOTED that all other correspondence had been forwarded by email.

### 369 NEIGHBOURHOOD PLAN BUSINESS

No update as there is nothing to report.

*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.*

### 370 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

19/1764/JS Sea Croft, Church Road, Broadstairs CT10 1EZ  
Concerns: According to the Conservation Area Map on the TDC website - <https://www.thanet.gov.uk/services/conservation-areas/>, this property is located on the Broadstairs Conservation Area and is therefore protected. The Committee strongly object to demolition in this highly sensitive area. (Unanimous)

A/20/0009/DF Thanet Wanderers RUFC Clubhouse, Callis Court Road, Broadstairs CT10 3AE  
Concerns: Public Park, enclosures created will reduce the amenities available. A single line of boards erected nearest to the footpath from the park entrance at Grange Road would be acceptable. (Unanimous)

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

19/1625/JS 10 Convent Road, Broadstairs CT10 3BE  
Concerns: Overbearing, TPO'd tree has paved over root area, TDC Tree Officer to undertake an independent check on the well-being of the tree, issue of the oil storage enclosure to be resolved by Planning Authority and a condition to be imposed for maintaining screening. (Unanimous)

OL/19/1761/GR Lanthorne Court, Lanthorne Road, Broadstairs  
Concerns: The proposed houses fronting Lanthorne Road do not reflect the street scene as the majority are semi-detached and the outline design is out of keeping with the character with the other housing. The density of the development gives little opportunity for maintaining open green spaces and screening. Any design should allow for more community green space. Section 106 funding for additional trees should be a condition for any granted permission. (Unanimous)

(iii) The Committee recommends **No Objection with Concerns** to the applications listed below:

OL/19/1710/JS 11 Vere Road, Broadstairs CT10 1JF  
Concerns: Design must be in keeping with the elevated location. (Unanimous)

19/0680/RB Land adj. to 10 Beech Drive, Broadstairs CT10 2LL  
AMENDMENT Concerns: Build is on a garden and is very small. (Unanimous)

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

20/0036/JS 49 West Cliff Road, Broadstairs CT10 1PY

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

19/1596/DF Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX  
L/19/1597/DF Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX  
19/1766/RB 6 Boughton Avenue, Broadstairs CT10 1SN  
19/1732/RB The Pavilion, Harbour Street, Broadstairs CT10 1EU

19/1770/DF	Flat 1, 92 Gladstone Road, Broadstairs CT10 2JB
20/0006/DF	52A Stone Road, Broadstairs CT10 1DZ
19/1783/GR	Land adj. to 4 Astoria Close, Broadstairs CT10 2FQ
20/0017/VK	Co-operative Pioneer Store, Hopeville Avenue, Broadstairs
20/0016/VK	37 Westover Gardens, Broadstairs CT10 3EY
20/0018/JS	89 Percy Avenue, Broadstairs CT10 3LD
20/0022/RB	211 Beacon Road, Broadstairs CT10 3EJ
19/1655/VK	43A Callis Court Road, Broadstairs CT10 3AU
AMENDMENT	
20/0070/RB	74 West Cliff Road, Broadstairs CT10 1PY
20/0078/VK	35 Northdown Road, Broadstairs CT10 2UW

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

RECEIVED the emailed report from the volunteer Tree Warden

- (i) The Committee recommends **Approval** of the application listed below with the following comment:

TPO/20/0040/VK      72 Magdalen Court, Broadstairs CT10 1DF  
 Comment: Subject to the TDC Tree Officer recommendations after making a site visit. A provision is made for the planting of a tree in a suitable location to offset the loss. (Unanimous)

- (ii) The Committee recommends **Refusal** of the application listed below with the following concern and comment:

TPO/19/1735/VK      25 Rugby Close, Broadstairs CT10 2XA  
 Concerns: Loss of tree. Re-application to be made for crown reduction of T(2) – Sycamore.

- (iii) 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/19/1631/VK      19 The Paddocks, Broadstairs CT10 3AJ

TPO/20/0025/ZD      British Telecom Broadstairs Telephone Exchange,  
 Gladstone Road, Broadstairs CT10 2DA

TPO/20/0065/ZD      46 Selwyn Drive, Broadstairs CT10 2SW

**372 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

NOTED the request from the Tree Warden for volunteers to contact her to assist with the potential planting project at Westover Gardens.

NOTED that Cllr. Garner will be speaking to the Leader of TDC about The Neighbourhood Plan.

Next Meeting: Monday 2<sup>nd</sup> March 2020 in the Council Chamber at Pierremont Hall.

Meeting closed at 8:19pm  
Deputy Town Clerk