



# Broadstairs & St Peter's Town Council

## PLANNING COMMITTEE MINUTES

**MONDAY 6<sup>th</sup> JANUARY 2020**

Present: Cllrs. Bailey, J. Bayford (Chair), R. Binks, R. K. Binks, Buckley and W. Moore  
Ex Officio: Cllrs. P. Moore (Mayor) and 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**

### **312 APOLOGIES FOR ABSENCE**

Full attendance.

### **313 DECLARATIONS of INTEREST**

None declared.

### **314 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 2<sup>nd</sup> December 2019. Proposed Cllr. P. Moore, seconded Cllr. Bailey, agreed.

### **315 CHAIRMAN'S REPORT**

None.

### **316 CORRESPONDENCE**

RECEIVED a copy of a 212 signature petition against the proposed felling of trees in a woodland area that has been sent to Thanet District Council in respect of planning application 19/1563 at Greensleeves, Dane Court Road, Broadstairs CT10 2RD.

NOTED that all other correspondence had been forwarded by email.

### **317 NEIGHBOURHOOD PLAN BUSINESS**

RECEIVED the update report from the Town Clerk:

- The Plan was discussed at the Thanet District Council Cabinet meeting held on 16<sup>th</sup> December 2019 with it being noted in the draft minutes that Broadstairs & St Peter's Town Council had prepared a draft neighbourhood plan. This had been submitted to the examiner who supported the proposed neighbourhood plan with some minor modifications and recommended that it be subject to a referendum.

The modifications included the removal of two proposed local green spaces, in Fairfield Road/Rumfields Road and Reading Street.

The Cabinet agreed:

1. That the Examiner's Proposed Modifications be accepted except insofar as they relate to the two sites referred to in this report;

2. That the draft neighbourhood plan be referred back to Examination for evaluation as to whether or not the two Local Green Spaces should be allocated, and subsequently to proceed to referendum on that basis.

DISCUSSED the draft Cabinet minutes and AGREED that these minutes are incorrect as the original Examiner did not recommend the removal of the Fairfield Road/Rumfields Road and Reading Street Local Green Spaces.

RESOLVED that the Town Council write to the Examiner, when appointed, with a copy to the Secretary of State and the Chief Executive and Leader of Thanet District Council stating that the process at Thanet District Council has been subject to misinformation, misrepresentation and misleading information.

### **318 DRAFT THANET LOCAL PLAN MAIN MODIFICATIONS CONSULTATION**

DISCUSSED the consultation.

AGREED that Cllr. R. Binks and the Town Clerk draft a response that will be circulated to Committee Members for comment and approval prior to the consultation deadline of 27<sup>th</sup> January 2020.

*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.*

### **319 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:

19/1478/RB Thanet Squash Club, North Foreland Road, Broadstairs CT10 3NJ  
Concerns: Loss of trees. Thanet District Council Arboriculturalist to look at health of trees. (Unanimous)

19/1572/JS Waterloo Shelter, Viking Bay, Harbour Street, Broadstairs  
Concerns: Inappropriate design, not sympathetic to location, significant environmental issues, safety issues with glass, out of keeping, out of character and impact on preservation of funicular railway. (Unanimous)

19/1636/JS 58 High Street, Broadstairs CT10 1JB  
Concerns: Cramming, overdevelopment and room sizes. (Unanimous)

- (ii) The Committee recommends **No Objection with Concerns** of the application listed below with the following comments:

19/1400/VK 14 Seven Stones Drive, Broadstairs CT10 1TW  
AMENDMENT Concerns: Dominance and use of materials. (Unanimous)

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

19/1670/JS Ali Babas, 140 High Street, Broadstairs CT10 1JB  
Condition: Receipt of satisfactory environmental report, flue to be located in rear position and boxed in if required.

19/1698/RB 19 Salisbury Avenue, Broadstairs CT10 2DU  
Condition: Bedroom 2 – window to have partial obscure glass,  
Bedroom 4 – remove window and insert partial obscure glass in dressing room to reduce overlooking,  
Plans show gable end, but should be hip roof.

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

19/1584/ZD	15 The Paddocks, Broadstairs CT10 3AJ
19/1594/AH	Plot 6, Land adj. to Clifftop and surrounding Redriff, North Foreland Avenue, Broadstairs
19/1603/RB	5 Charlotte Street, Broadstairs CT10 1LR
19/1616/VK	21 Chestnut Drive, Broadstairs CT10 2LN
A/19/1622/RB	5 Charlotte Street, Broadstairs CT10 1LR
19/1655/VK	43A Callis Court Road, Broadstairs CT10 3AU
19/1502/JS	4 Dickens Road, Broadstairs CT10 1DX
AMENDMENT	
19/1691/VK	32 Cecilia Grove, Broadstairs CT10 3DE
19/1724/VK	35 Salisbury Avenue, Broadstairs CT10 2DU

### **320 COMMENTS ON THE SHORTLIST OF THE MANSTON AIRPORT AIRSPACE DESIGN PRINCIPLES**

DISCUSSED the shortlist.

RESOLVED to make No Comments on the Manston Airport Airspace Design Principles.

### **321 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 **No Objection** of the application listed below with the following comment and condition:

TPO/19/1681/JS Land at the junction of Sowell Street, Broadstairs  
Comment: Proposed replanting is with non-native species that could import disease.  
Condition: The replanting is of standard or mature native like for like trees, especially the Elms, with a suitable root space system that are supplied from bio-secure sources in the UK. e.g. King and Co. – The Tree Nursery Limited.  
(Unanimous)

(ii) 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

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

Next Meeting: Monday 3<sup>rd</sup> February 2020 in the Council Chamber at Pierremont Hall.

Meeting closed at 8:20pm  
Deputy Town Clerk