



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 1st JUNE 2020

Present: Cllrs. Bailey, J. Bayford, R. Binks, R.K. Binks, Garner (Substitute) and W. Moore
Ex Officio: Cllrs. Moore (Mayor) and Dexter (Deputy Mayor)
Town Clerk: Danielle Dunn
Deputy Town Clerk: Christine Chappell
Tree Warden: Karen McKenzie
Kingsgate Ward Cllr.: Robert Bayford

Minutes marked * require a resolution from the Town Council

- 17 ELECTION OF CHAIRMAN AND VICE CHAIRMAN**
RESOLVED to elect Cllr. J. Bayford as the Chairman for the 2020-2021 Civic Year.
Proposed Cllr. R. Binks, Seconded Cllr. P. Moore, agreed
RESOLVED to elect Cllr. P. Moore as the Vice Chairman for the 2020-2021 Civic Year.
Proposed Cllr. J. Bayford, Seconded Cllr. R. K. Binks, agreed.
- 18 APOLOGIES FOR ABSENCE**
Cllr. Buckley was not in attendance.
- 19 DECLARATIONS of INTEREST**
Cllr. Dexter declared a significant interest in application 20/0534/VK – Lindisfarne, North Foreland Avenue, Broadstairs CT10 3QT and 20/0575/GR – Green Lawns 16 Sowell Street, Broadstairs CT10 2AT as the applicants are friends.
Cllr. R. Binks declared a significant interest in application 20/0658/ZD – Old Convent Farmhouse, Reading Street, Broadstairs CT10 3AX as the applicant is a friend.
- 20 MINUTES**
RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 2nd March 2020. Proposed Cllr. R. Binks, Seconded Cllr. P. Moore, agreed.
- 21 CHAIRMAN'S REPORT**
None.
- 22 CORRESPONDENCE**
NOTED that all correspondence had been forwarded by email.
- 23 NEIGHBOURHOOD PLAN BUSINESS**
DISCUSSED the written update from the Town Clerk.
The Examination into whether the two Local Green Spaces should remain in the Neighbourhood Plan is ongoing.
- Examination questions and responses from the Town Council and Thanet District Council can be viewed at. <https://www.thanet.gov.uk/info-pages/Broadstairs-and-st-peters-neighbourhood-development-plan/>

- The Government has changed the rules regarding Neighbourhood Plans during the Covid-19 pandemic:

Regulations linked to the Coronavirus Act 2020 mean that no elections or referendums can take place until 6 May 2021. This includes neighbourhood planning referendums. These provisions will be kept under review and may be amended or revoked in response to changing circumstances.

- The measures will mean that some neighbourhood plans will come into force later than they would have done.

-The Government has updated current planning guidance to set out that neighbourhood plans awaiting referendums can be given significant weight in decision-making.

As the Broadstairs & St. Peter's Neighbourhood Plan is already significantly delayed, it will mean that the plan will be significantly out of date before it even comes into force.

Cllr. P. Moore placed on record thanks from all the Committee members to the Town Clerk for her continuing expertise and help with the Neighbourhood Plan.

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.

Cllr. Bailey joined the meeting.

24 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:

20/0534/VK Lindisfarne, North Foreland Avenue, Broadstairs CT10 3QT
Concerns: Condition is needed to secure privacy for neighbours. (Unanimous)
Cllr. Dexter did not participate in the discussion and abstained from voting.

In accordance with Standing Orders 3e, 3f and 3g, Kingsgate Ward Councillor, R. Bayford addressed the Committee speaking against application 20/0503/DF - Land to the South of Far End, Crescent Road, Broadstairs CT10 3QU

20/0503/DF Land to the South of Far End, Crescent Road, Broadstairs CT10 3QU
Concerns: Overdevelopment, out of keeping with the street scene and visual impact. (Unanimous)

20/0575/GR Green Lawns, 16 Sowell Street, Broadstairs CT10 2AT

Concerns: Loss of healthy, mature trees and damage to ecology.

The Committee request that Kevin Pressland, Thanet District Council Tree Officer, Town Council Volunteer Tree Warden, Karen Mackenzie and the St. Peter's Ward Councillors undertake a site visit with the developer to review whether the application could be modified to make it more sensitive to the environment. (Unanimous)

Cllr. Dexter did not participate in the discussion and abstained from voting.

20/0606/GR

Barracuda, Marine Drive, Broadstairs CT10 3LG

Concerns: Overbearing, the architecture is incompatible with the existing street scene of the general area. The layout is non conformant with the axis of neighbouring buildings and is overpowering in size with its neighbouring properties. There is no sense of 'belonging'. The building lines of Dolphin Close are not respected. (Unanimous)

In accordance with Standing Orders 3e, 3f and 3g, Kingsgate Ward Councillor, R. Bayford addressed the Committee speaking against application 20/0591/AH - Kingsgate College Convent Road, Broadstairs CT10 3BE

20/0591/AH

Kingsgate College, Convent Road, Broadstairs CT10 3BE

Concerns: Overdevelopment in the Green Wedge, out of keeping with the character of the area, increase in mass and footpath through existing trees with TPO's.

The Committee requests that the request for an extension to the Area TPO is now expedited. (Unanimous)

20/0614/RB

19 Salisbury Avenue, Broadstairs CT10 2DU

Concerns: Insufficient info. /drawings on the TDC Planning Portal to comment. Elevations and Street Scene Plans required. (Unanimous)

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

20/0515/AH

16 Wrotham Road, Broadstairs CT10 1QG (Unanimous)

20/0576/RB

7 Ranelagh Grove, Broadstairs CT10 2TE

Comment: All Fire Regulations must be met.

20/0574/JS

The Lord Nelson, 11 Nelson Place, Broadstairs CT10 1HQL

Comment: Subject to Conservation Officer approval.

20/0658/ZD

Old Convent Farmhouse, Reading Street, Broadstairs CT10 3AX

Condition: Not to be used as habitable accommodation.

Comment: Why has Listed Building Consent been withdrawn as the proposed development is in the curtilage of a Listed Building. (Unanimous)

Cllr. R. Binks did not participate in the discussion and abstained from voting.

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

| | |
|--------------|---|
| L/20/0483/DF | North House, Kingsgate Bay Road, BROADSTAIRS CT10 3QL |
| 20/0487/RB | Fordyce, North Foreland Avenue, BROADSTAIRS CT10 3QR |
| 20/0552/DF | 65 Carlton Avenue, BROADSTAIRS CT10 1BA |
| 20/0560/DF | Colbourn Lights, South Cliff Parade, BROADSTAIRS CT10 1TN |
| L/20/0492/DF | Dundonald House, 43 Belvedere Road, BROADSTAIRS CT10 1PF |
| 20/0583/GR | Green Lawns, 16 Sowell Street, BROADSTAIRS CT10 2AT |
| 20/0595/RB | 22 Grosvenor Road, BROADSTAIRS CT10 2BT |
| 20/0164/VK | 112 Dumpton Park Drive BROADSTAIRS CT10 1RL |
| AMENDMENT | |
| 20/0354/VK | 4 Guy Close, BROADSTAIRS CT10 3NF |
| AMENDMENT | |
| 20/0540/VK | Oast House Vale Road BROADSTAIRS CT10 2JG |
| L/20/0541/VK | Oast House Vale Road BROADSTAIRS CT10 2JG |
| L/20/0550/VK | 8 Kingsgate Castle, Joss Gap Road BROADSTAIRS CT10 3PH |
| 20/0600/DF | 38 Green Lane, BROADSTAIRS CT10 2RR |
| 20/0611/RB | 8 Grange Road BROADSTAIRS CT10 3EP |
| 20/0624/RB | 15 Hereson Road Broadstairs CT10 1FF |
| 20/0625/RB | 13 Hereson Road Broadstairs CT10 1FF |
| 20/0639/ZD | 88 Salisbury Avenue BROADSTAIRS CT10 2DX |
| 20/0641/JS | 67 Prince Charles Road BROADSTAIRS CT10 3HH |
| 20/0650/ZD | 9 Wardour Close BROADSTAIRS CT10 1LB |

25 **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 **Refusal** of the application listed below with the following concerns:

TPO/20/0665/VK 6 Whiteness Green, Broadstairs CT10 3JS
Concern: Tree is healthy and there is no reason to fell.
The Thanet District Council Tree Officer has already visited and recommends refusal and retention of the tree. (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/20/0410/ZD Orchard House, Elmwood Close BROADSTAIRS CT10 3AY
TPO/20/0546/ZD Stone House Lodge, North Foreland Road BROADSTAIRS
CT10 3NJ
TPO/20/0603/ 3 Flint Grove, High Street, Broadstairs CT10 2HQ

26 MANSTON AIRPORT DESIGN OPTION REVIEW STAGE 2 CAP1616.

DISCUSSED the Design Option Review Stage 2 CAP 1616 documentation.
RESOLVED to feedback No Comment. (Unanimous)

27 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

No Forward Agenda Items

Deputy Town Clerk to write to Thanet District Council Planning Applications Manager to request that the extension to the Kingsgate College TPO that is currently retained is expedited now that the site has a validated planning application submitted.

Next Virtual Meetings using the Microsoft Teams software agreed as Monday 29th June 2020 and Monday 3rd August 2020 both at 7p.m.

Meeting closed at 8:36p.m.
Deputy Town Clerk