



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 29th JUNE 2020

Present: Cllrs. Bailey, J. Bayford, R. Binks, R. K. Binks, Buckley 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
St. Peter's Ward Cllr.: Mike Garner
Member of the Public: Mr Kent

Minutes marked * require a resolution from the Town Council

60 APOLOGIES FOR ABSENCE

Full Attendance.

61 DECLARATIONS of INTEREST

Cllr. Dexter declared a significant interest in application 20/0672/GR – Land at the junction of Sowell Street, Broadstairs - as the developer is a friend.

62 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 1st June 2020. Proposed Cllr. R. Binks, Seconded Cllr. Bailey, agreed.

63 CHAIRMAN'S REPORT

None.

64 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email.

65 NEIGHBOURHOOD PLAN BUSINESS

The Town Clerk gave a verbal update on the Neighbourhood Plan:

- The Fact Check Report has been received from the Examiner regarding the removal of the two Local Green Spaces. No content can be changed, but the dates and road names etc can be amended if incorrectly recorded.
- Due to Covid-19, the Plan will not go to referendum, but it will carry heavy weight with the Local Planning Authority when they determine planning applications.
- The Neighbourhood Plan Sub-Committee will be reconvened to undertake the 1st review of the Plan, as it was originally drafted in November 2018.

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.

66 PLANNING APPLICATIONS

In accordance with Standing Orders 3e, 3f and 3g, Mr Kent addressed the Committee speaking against application 20/0749/VK – 18 Selwyn Drive, Broadstairs CT10 2SW.

RESOLVED that the applications be dealt with as detailed below:

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

20/0749/VK 18 Selwyn Drive, Broadstairs CT10 2SW.
Concerns: Double garage overbearing and loss of natural light to the neighbour's kitchen. (Unanimous)

In accordance with Standing Orders 3e, 3f and 3g, St. Peter's Ward Councillor M. Garner addressed the Committee speaking against application 20/0672/GR – Land at the junction of Sowell Street, Broadstairs.

20/0672/GR Land at junction of Sowell Street, Broadstairs
Concerns: Replacement tree planting scheme missing from amended plans. This is contrary to the original permission granted and against Policy D2 in the Thanet District Council Adopted Local Plan 2006. (Unanimous)
Cllr. Dexter did not participate in the discussion and abstained from voting.

20/0591/AH
AMENDMENT 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.
The Committee also notes that the incorrect TPO no. is referred to in the application documentation. The TPO relating to Kingsgate College is B/TPO/1 (1956) W1 and W8 - Port Regis, Convent Road, Broadstairs. (Unanimous)

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

20/0317/AH
AMENDMENT 31 Gladstone Road, Broadstairs CT10 2HY
Concern: Single storey side extension, loss of light and privacy to neighbour. (Unanimous)

20/0585/EF Fairfield Manor, Fairfield Road, Broadstairs CT10 2JY
Concern: Percentage of affordable housing allocated. (Majority)

20/0667/JS Firdaws, North Foreland Avenue, Broadstairs CT10 3QR

Concerns: Timing of the removal of the hedge. Must be outside nesting season. (Unanimous)

20/0675/DF 135 Percy Avenue, Broadstairs CT10 3LE
Concerns: Loss of privacy and light to adjacent property. (Unanimous)

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

20/0627/DF 92 Broadstairs Road BROADSTAIRS CT10 2RU
A/20/0654/JS Co Operative Pioneer Store Hopeville Avenue BROADSTAIRS
CT10 2TR
20/0686/GR 155 Botany Road BROADSTAIRS CT10 3SB
20/0631/JS Land Adjacent to 11 Northdown Road BROADSTAIRS
20/0633/DF 41 Selwyn Drive BROADSTAIRS CT10 2SW
20/0708/VK 102A High Street, BROADSTAIRS CT10 1JB
20/0717/JS 27 Warren Drive, BROADSTAIRS CT10 2RS
20/0423/ZD 3 Cecilia Grove, BROADSTAIRS CT10 3DE
AMENDMENT
20/0024DF 5 York Street, BROADSTAIRS CT10 1PD
AMENDMENT
L/20/0271/VK Coves Cottage, High Street, St. Peter's, BROADSTAIRS
CT10 2TH
20/0386/GR Ashton Villa, 2 - 3 St Marys Road BROADSTAIRS
CT10 1FU

Mr Kent left the remote meeting.

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

RECEIVED the emailed report from the volunteer Tree Warden

DISCUSSED the standard response letter and recommendations made to Thanet District Council.

AGREED the following amended wording:

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 **the end of 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.

- (i) The Committee recommends **Refusal** of the applications listed below with the following concerns:
- TPO/20/0676/VK 63 Gladstone Road, Broadstairs CT10 2JA
Concerns: As per the TDC Tree Officer report, the 2m crown lift is not necessary work. (Unanimous).
- TPO/20/0754/VK 36 Vicarage Street, Broadstairs CT10 2SE
Concerns: The 50% crown reduction is excessive and contrary to Town Council recommendation of a maximum of 20%.
(Unanimous)
- (ii) The Committee recommends **No Objection with Concern** of the application listed below:
- TPO/20/0671/JS Bradstow School, 34 Dumpton Park Drive, Broadstairs CT10 1BY
Concern: Lopsided 3m reduction.
Town Council request inspection by TDC Tree Officer with the following recommendations:
- Healthy trees are retained wherever possible.
 - Only diseased or dying trees to be felled and only subject to 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 the end of 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.
(Unanimous)
- (iii) RESOLVED unanimously that the standard response should be sent in to all other tree applications on the weekly lists (standard response and applications set out below)
"Application 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 the end of 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/20/0753/VK 36 Vicarage Street, BROADSTAIRS CT10 2SE

68 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

No Forward Agenda Items

Next Virtual Meeting using the Microsoft Teams software - Monday 3rd August 2020 at 7p.m.

Meeting closed at 8:10p.m.
Deputy Town Clerk