



Broadstairs & St Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 3rd AUGUST 2020

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

Minutes marked * require a resolution from the Town Council

101 APOLOGIES FOR ABSENCE

Cllrs. Dexter and W. Moore. Cllr. Buckley was not in attendance.

102 DECLARATIONS of INTEREST

Cllr. P. Moore declared a pecuniary interest in application 20/0763/GR – 6 Church Street, Broadstairs CT10 2TP as he rents and lives next door to the dwelling.

103 MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of meeting held on Monday 29th June 2020. Proposed Cllr. R. Binks, Seconded Cllr. Bailey, agreed.

104 CHAIRMAN'S REPORT

None.

105 CORRESPONDENCE

NOTED that all correspondence had been forwarded by email.

106 NEIGHBOURHOOD PLAN BUSINESS

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

- The Referendum version of the Plan is now available to view and download on the Town Council website.
- 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 in the CT10 postcode area.
- A Neighbourhood Plan Sub-Committee meeting will be held in mid-September to create a to do list for the 1st review.

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.

107 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:

- 20/0623/VK 9 Sanctuary Close, Broadstairs CT10 2XH
Concerns: Overdevelopment, negative impact on neighbours' amenities. (Unanimous)
- 20/0842/GR Seagulls, Cliff Promenade, Broadstairs CT10 3QY
Concerns: Overdevelopment, siting of building is out of keeping with the street scene. (Unanimous)
- 20/0895/DF 4 Seven Stones Drive, Broadstairs CT10 1TW
Concerns: Overhanging neighbour's property. Will impede access to path. (Unanimous)

Cllr. P. Moore left the meeting

- 20/0763/GR 6 Church Street, Broadstairs CT10 2TP
Concerns: Insufficient information on room sizes. The Committee request an extension to the 24th August 2020 deadline to allow for correct information to be uploaded and considered. (Unanimous)
Cllr. P. Moore did not take part in any of the discussion or the vote.

Cllr. P. Moore re-joined the meeting.

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

- 20/0885/RB Broadstairs Antiques, 49 Belvedere Road, Broadstairs CT10 1PF
Concerns: Position of garage subject to input from KCC Highways. (Unanimous)
- 20/0755/JS 79 Fitzroy Avenue, Broadstairs CT10 3LT
Concerns: Proximity to neighbouring properties. (Majority)
- 19/1465/EF
AMENDMENT 6 North Foreland Road, Broadstairs CT10 3NJ
Concerns: In an Area of High Townscape Value and prominent location. (Unanimous)
- 19/0388/GR
AMENDMENT 8 Percy Avenue, Broadstairs CT10 3LB
Concerns: Parking. Is the parking proposed actually accessible and does the applicant have the ability to deliver it? (Unanimous)

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

20/0796/RB Salon Bohemia, 1 John Street, Broadstairs CT10 1LS

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

20/0695/VK 29 Upton Road BROADSTAIRS CT10 2AS
20/0750/DF 30 Kings Avenue BROADSTAIRS CT10 1DL
20/0767/RB The Pavilion, Harbour Street BROADSTAIRS CT10 1EU
20/0800/DF 22 Park Avenue BROADSTAIRS CT10 2EY
20/0506/DF 3 Harrow Dene BROADSTAIRS CT10 2UY
AMENDMENT
20/0785/JS 32 Dumpton Park Drive, BROADSTAIRS CT10 1RQ
20/0818/JS Fireplace Company, 58 High Street BROADSTAIRS CT10 1JT
20/0861/DF Albion Inn, 40 St. Peter's Road, BROADSTAIRS CT10 2AP
20/0860/ZD 11 Fairfield Park BROADSTAIRS CT10 2JT
20/0805/JS 28 Castle Avenue BROADSTAIRS CT10 1EG
20/0904/JS 30 Sea View Road BROADSTAIRS CT10 1BX
20/0386/GR Ashton Villa, 2-3 St. Mary's Road, Broadstairs CT10 1FU

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

RECEIVED the emailed report from the volunteer Tree Warden

DISCUSSED that a report from the TDC Tree Officer is often not included with the documentation for applications on the TDC Planning Portal. It appears that the TDC Officer is not advised of Broadstairs and St. Peter's applications as a matter of course.

AGREED that the Volunteer Tree Warden will advise the TDC Tree Officer of Broadstairs and St. Peter's applications that are giving cause for concern.

ACTION the Deputy Town Clerk will draft a letter to the TDC Planning Applications Manager to express the Committee's concern that the TDC Tree Officer is not being routinely consulted about applications and asked to provide a report. Draft letter to be circulated to Members for comment.

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

TPO/20/0811/VK 59 Salisbury Avenue, Broadstairs CT10 2DX
Concerns: 25% Crown reduction exceeds the Town Council recommendation of a maximum of 20%. (Unanimous)

TPO/20/0934/JS 130 Gladstone Road, Broadstairs CT10 2JB
Concerns: The many trees on this border provide amenity for the area. The application mentions reduction of 'wind sail' effect, but there is no detailed report explaining why this is a problem with this particular tree within the group i.e. Is it cracking or unbalanced, leaning towards the road etc. Nor is it clear from the sketch plan which tree has been singled out. There is no report from the Tree Officer. These trees are at risk because of the imminent sale and any work to the trees needs to be carefully considered in case the owner wishes to start removing trees that will get in the way of the new development. (Unanimous)

TPO/20/0938/JS 6 Walnut Close, Broadstairs CT10 2EL

Concerns: Missing information. History of tree management, are the works a new pollard or re-pollard. (Unanimous)

TPO/20/0935/RB 15 Rhodes Gardens, Broadstairs CT10 1BP
Concerns: TDC Tree Officer report required relating to the stability of the tree and confirmation that the owner of the tree has been notified of the works. (Unanimous)

(ii) 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/20/0773/JS	27 Foreland Heights BROADSTAIRS CT10 3FU
TPO/20/0787/ZD	19 Dumpton Park Drive BROADSTAIRS CT10 1RQ
TPO/20/0764	33 Ranelagh Grove BROADSTAIRS CT10 2TE
TPO/20/0788/RB	Rosebay Cottage Woodland Way BROADSTAIRS CT10 3QD
TPO/20/0715/RB	77 The Vale, BROADSTAIRS CT10 2BY
TPO/20/0725/VK	St Peters Church, St Peters Footpath BROADSTAIRS CT10 2RA
TPO/20/0831/VK	Stone House Mews Lanthorne Road BROADSTAIRS CT10 3NU
TPO/20/0844/VK	43A Callis Court Road BROADSTAIRS CT10 3AU
TCA/20/0843/RB	Bay Tree Hotel, 12 Eastern Esplanade BROADSTAIRS CT10 1DR
TPO/20/0937/VK	17 Mill Field, BROADSTAIRS CT10 2UX
TPO/20/0936/VK	15 Northcliffe Gardens, BROADSTAIRS CT10 3AL

109 MANSTON AIRPORT CHANGE STAGE 2 FEEDBACK

Cllr Garner gave details on the issues covered and raised at the recent Manston Airspace Change workshop.

DISCUSSED the Airspace Change Stage 2 documentation.

AGREED to feedback "No Comment."

110 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS

Review of the wording on the standard tree response for tree works application not reserved for individual consideration.

Members agreed to endeavour to reserve applications as soon as possible after the publication of each weekly planning list.

Next Meeting Monday 9th September 2020 at 7p.m. Platform/Venue to be confirmed depending on Covid-19 guidelines.

Meeting closed at 8:44p.m.
Deputy Town Clerk