



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 5 AUGUST 2024

Present: Cllrs J Bayford, J Bright, E Orhan, K Pressland, P Moore, S Roberts (Chair)
Volunteer Tree Officer – Karen McKenzie (arrived 19.07)
Deputy Town Clerk – Julie Belsey
In attendance: Cllr M Garner
One member of public

Minutes marked * require a resolution from the Town Council

311 OPENNESS AND TRANSPARENCY

Cllr Roberts reminded those present of the right to record, film or broadcast any meetings of the Council, committees and sub-committees is established following the Local Government Audit and Accountability Act 2014

312 APOLOGIES FOR ABSENCE

Late apologies were received from Cllr R Farooki.

313 DECLARATIONS OF INTEREST

None

314 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 1st July 2024.

315 MATTERS ARISING FROM THESE MINUTES NOT COVERED ELSEWHERE IN THE AGENDA

None

316 QUESTIONS AND/OR OBSERVATIONS, OTHER THAN THOSE FOR SPECIFIC PLANNING APPLICATIONS, FROM THE ELECTORATE OF BROADSTAIRS AND ST PETER'S

None

317 CORRESPONDENCE

i) Members discussed the amended plans for Westwood Lodge, Poorhole lane, Broadstairs, CT10 2PP, application number OL/23/0988.

The Committee unanimously recommends REFUSAL and reiterates their previous comments:

The Committee recommends REFUSAL as it is stated in reserved matters application R/TH/20/0174 and the Westwood Lodge Woodland Management and Biodiversity Plan dated 1.2.2021 that this area would be reverted back to woodland on completion of the 153 house estate. The Committee also raised Highways issues with the increased use of Poorhole Lane.

318 CHAIR'S REPORT

None

319 NEIGHBOURHOOD PLAN BUSINESS

The Deputy Town Clerk will arrange a final debrief meeting for the Neighbourhood Plan Sub-Committee regarding the 2nd edition of 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.

320 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

- i) The Committee recommends **REFUSAL** to the applications listed below:

In accordance with Standing Orders 3e, 3f and 3g, Jemima Brown addressed the Committee speaking 'against' application 24/0706/GD – 2 Lindenthorpe Road, Broadstairs CT10 1BG

24/0706/GD 2 Lindenthorpe Road, Broadstairs CT10 1BG

The Committee unanimously recommends REFUSAL on the grounds that there is a woodland TPO on this area. This application would result in a loss of trees. The Committee are also concerned with highway safety, and note the objection raised by Highways.

Jemima Brown left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Cllr Mike Garner addressed the Committee on application 24/0690/AH – Northwood Court, Millennium Way, Broadstairs CT10 2LA

24/0690/AH Northwood Court, Millennium Way, Broadstairs CT10 2LA

The Committee unanimously recommends REFUSAL. This application is not suitable for purpose and does not facilitate full time living as there are no communal areas. We would recommend a reduction in the number of bedrooms to create living areas.

In accordance with Standing Orders 3e, 3f and 3g, Cllr Mike Garner addressed the Committee on application 24/0772/DF – Land Adjacent to 10 Anson Close, Broadstairs CT10 2YB

24/0772/AH Land adjacent to 10 Anson Close, Broadstairs CT10 2YB

The Committee unanimously recommends REFUSAL due to insufficient information contained within the application. We question where this energy is coming from and where it is being stored. Also, no decision should be made until the report from Kent Fire Service has been received to ensure that this is a safe application.

- ii) The Committee recommends **NO OBJECTION** to the applications listed below:

24/0751/AH 61 Church Street, Broadstairs CT10 2TU

The Committee unanimously recommends NO OBJECTION.

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

24/0617/AH Land on the South West Side of Cliff Road, Broadstairs

24/0431/DF 1 Dundonald Road, Broadstairs CT10 1PE

24/0680/TC Stella Maris Convent, North Foreland Road, Broadstairs CT10 3NR

L/24/0681/TC Stella Maris Convent, North Foreland Road, Broadstairs CT10 3NR

24/0740/TC Sea Point, Marine Drive, Broadstairs CT10 3LU

24/0745/GD Ocean Breeze, North Foreland Avenue, Broadstairs CT10 3QT

L/24/0748/DR 48 Reading Street, Broadstairs CT10 3AZ

24/0747/DR 48 Reading Street, Broadstairs CT10 3AZ

24/0213/DR 10 Pierremont Avenue, Broadstairs CT10 1NL

24/0661/DR Woodlands, Fair Street, Broadstairs CT10 2JP

24/0730/GD 67 St Peter's Road, Broadstairs CT10 2SZ
24/0729/DR 4 Hawkhurst Way, Broadstairs CT10 1SD
24/0262/DF 76 Northwood Road, Broadstairs
24/0805/DF 3 Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
L/24/0806/DF 3 Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
24/0800/GD 4 York Street, Broadstairs CT10 1DP
24/0709/RB 15 Waldron Road, Broadstairs CT10 1TB

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

RECEIVED the emailed report from the Volunteer Tree Warden.

RESOLVED that the applications be dealt with as detailed below:

(i) The Committee recommends **REFUSAL** to the applications listed below:

TCA/24/0857MM 2 The Laurels, Broadstairs CT10 2FS
The Committee unanimously recommends REFUSAL and request that a TPO is placed on these trees to give them the protection they need due to the following:

- The application is to "Pollard" three trees. What this applicant means in reality is topping, as the trees have probably never been pollarded. Topping is a dangerous practice on older mature trees, they often do not recover if it is done badly and if the trees are already stressed by hot dry weather for example.
- No dimensions of the trees are provided – so it is impossible to tell if the requested work would be over the Broadstairs 20% policy.
- T1 is an Ash Tree – that should be retained intact where possible because of the march of Ash Die-Back. If the ash tree is healthy it should not be cut.
- The applicant suggests that a woodpecker hole in the tree means the tree is weakened – but there is no evidence of a climbing inspection to verify this, not to mention that we need woodpeckers and shows this tree is important for the larger wooded area.
- T2 is a sycamore – "To pollard Sycamore tree to a similar height as T1 in rear garden as it will be over dominant and client wishes the trees to not be competing". They live next to a wood – trees grow naturally in competition with each other for light and resources.
- T3 – "To pollard Horse Chestnut tree to a height of 8 metres on communal driveway as the tree is becoming too tall and there is visual evidence of the roots lifting a drain cover on the shared driveway to allow the roots to reduce back limiting the damage on infrastructure." If there is evidence of structural damage it should be assessed by a surveyor.

(ii) The Committee recommends **NO OBJECTION WITH CONCERNS** to the applications listed below:

TPO/24/0767/MM Fairfield Manor, Fairfield Road, Broadstairs CT10 2RY
The Committee unanimously recommends NO OBJECTION WITH CONCERNS. An agreement was put in place whereby the developer should replant trees that are removed from the site. We are aware that the site no longer has any sustainable areas for planting, however, replanting can take place within other areas of the locality. The developer has failed to fulfill this requirement.

The Committee asks that Thanet District Council enforce this issue and requests that the developer replants or provides monetary recompense for the purchase, planting and after care of replacement trees for all those lost within this development.

(ii) RESOLVED unanimously that the standard response should be sent into all other tree applications on the weekly lists (standard response and applications set out below):

The Planning Committee of the Town Council has considered the applications below and resolved unanimously that the application be subject to inspection by the TDC Biodiversity and Horticulture Officer (Tree Officer).

The Planning Committee request that the stance and recommendations in the TDC Biodiversity and Horticulture Officer report are taken into consideration when deciding applications for tree works and any suggested conditions are clearly stated to the applicant in the consent letter.

The Town Council policy for work on trees is as follows and we would respectfully ask that our recommendations are provided to the tree owner with any permission granted:

- 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% and expressed as such in the application.
- Works required for structural reasons i.e. impact of root damage to foundations and drains must be supported by recognized structural engineering evidence as well as a report from the TDC Biodiversity and Horticulture Officer.
- It is a criminal offence under the Wildlife and Countryside Act to disturb nesting birds. However, birds can roost in any month of the year. We require the applicant to check for nesting or roosting 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.
- No tree works should be permitted to take place during the main nesting period from mid-March until the end of August. Birds can nest or roost in any month of the year.

* House Sparrow, Starling, Song Thrush

** Hedge Sparrow (Dunnock)

TPO/24/0807/MM	Land Opposite 15 Francis Road, Broadstairs CT10 3NG
TPO/24/0846/MM	5 Fig Tree Road, Broadstairs CT10 3AQ
TPO/24/0860/MM	Four Winds, Woodland Way, Broadstairs CT10 3QD
TPO/24/0847/MM	10 St Christopher's Green, Broadstairs CT10 2SS
TPO/24/0841/MM	St Stephen's Manor, North Foreland Road, Broadstairs CT10 3FA
TPO/24/0874/MM	11 Kings Avenue, Broadstairs CT10 1DJ

322 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 2nd September 2024

Meeting closed at 19:57hrs
Deputy Town Clerk