



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 2 SEPTEMBER 2024

Present: Cllrs J Bayford, J Bright, E Orhan, K Pressland, P Moore, S Roberts (Chair)
Deputy Town Clerk – Julie Belsey
In attendance: Cllr M Garner

Minutes marked * require a resolution from the Town Council

323 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

324 APOLOGIES FOR ABSENCE

Late apologies were received from Cllr R Farooki.

325 DECLARATIONS OF INTEREST

None

326 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 5th August 2024.

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

Cllr Roberts has been in touch with TDC regarding placing a TPO on trees stated in application TCA/24/0857 – 2 The Laurels. Unfortunately this has not been granted.

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

None

329 CORRESPONDENCE

None

330 CHAIR'S REPORT

None

331 NEIGHBOURHOOD PLAN BUSINESS

The Deputy Town Clerk has arranged a Neighbourhood Plan sub-committee meeting for Tuesday 17th September 2024. An agenda will be sent out to sub-committee members the week prior to the meeting.

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.

332 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

- i) The Committee recommends **OBJECTION WITH CONCERNS** to the applications listed below:

24/0848/TC 7 Swinburne Avenue, Broadstairs CT10 2DP
The Committee unanimously recommends **OBJECTION WITH CONCERNS** over the 45° rule and overlooking onto the neighbouring property.

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

24/0731/VKB 36A Lanthorne Road, Broadstairs CT10 3LZ
24/0539/RB 20 Convent Road, Broadstairs CT10 3BE
24/0864/TC Old Convent Farm House, Reading Street, Broadstairs CT10 3AX
24/0833/RB 19 Westwood Cross, Margate Road, Broadstairs CT10 2BF
24/0834/RB 19 Westwood Cross, Margate Road, Broadstairs CT10 2BF
24/0898/RB Spice Cottage, 2-4 Dundonald Road, Broadstairs CT10 1PE
24/0894/GD 4 York Street, Broadstairs CT10 1PD
24/0851/RB 34 Lanthorne Road, Broadstairs, CT10 3LZ
L/24/0852/RB 34 Lanthorne Road, Broadstairs, CT10 3LZ
24/0879/VKB 6 Rosemary Gardens, Broadstairs CT10 2ET
24/0862/ZB 26 St Pauls, Poplar Road, Broadstairs CT10 2SL
24/0875/ZB 9 Rectory Road, Broadstairs CT10 1HG
24/0701/DF Fuji Film, 21-22 Patricia Way, Broadstairs CT10 2LE
24/0931/DR 15 Stanley Road, Broadstairs CT10 1DA
L/24/0866/RB 1A Victoria Parade, Broadstairs CT10 1QS
24/0888/DR 2 St James Avenue, Broadstairs CT10 2RN

333 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:

In accordance with Standing Orders 3e, 3f and 3g, Cllr Mike Garner addressed the Committee on application TPO/24/0924/MM – Elim Oasis Church, Ranelagh Grove, Broadstairs CT10 2TE

TPO/24/0924/MM Elim Oasis Church, Ranelagh Grove, Broadstairs CT10 2TE
The Committee recommends **REFUSAL** for this application due to insufficient information provided and the lack of an arborist report to substantiate the requirements for the works. The Town Council would like to see an arborist report detailing the reasons for the requested works. (Majority – 1 abstention).

TCA/24/0990/MM 7 Granville Road, Broadstairs CT10 1QB
The Committee recommends **REFUSAL** as this application goes against BSPTC's maximum reduction percentage – Policy BSP3 (Majority – 1 abstention).

- (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/24/0858/MM 8 Woodland Way, Broadstairs CT10 3QD

334 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 7th October 2024

Meeting closed at 19:21hrs
Deputy Town Clerk