



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 7 OCTOBER 2024

Present: Cllrs J Bayford, J Bright, R Farooki, K Pressland, P Moore, S Roberts (Chair)  
Deputy Town Clerk – Julie Belsey  
In attendance: Cllr A Munns  
Three members of public

**Minutes marked \* require a resolution from the Town Council**

### 335 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.

One member of the public informed the Committee that they would be recording agenda item number 9 – Neighbourhood Plan Business.

### 336 APOLOGIES FOR ABSENCE

Late apologies were received from Cllr E Orhan.

### 337 DECLARATIONS OF INTEREST

None

### 338 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 2<sup>nd</sup> September 2024.

### 339 MATTERS ARISING FROM THESE MINUTES NOT COVERED ELSEWHERE IN THE AGENDA

There were no matters arising.

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

None

### 341 CORRESPONDENCE

The Committee discussed the Planning Appeal for The Dolphin, 53-55 Albion Street, Broadstairs, application number 24/00030/ENFORC.

It was agreed that the Deputy Town Clerk would prepare wording to submit to the Planning Inspectorate regarding the wooden structure that has been erected and secured to the Town Council's building, Retort House, without permission. Within the appellant's statement, Retort House is referred to as Escape Rooms and not Town Council owned property. This structure has not been included within the appellant's statement. This will be sent to the Planning Committee to agree prior to comments being placed with the Planning Inspectorate. If possible, photos of the structure will be included. We will also continue to pursue this with TDC's Planning Enforcement.

### 342 CHAIR'S REPORT

None

### 343 NEIGHBOURHOOD PLAN BUSINESS

The Committee received and noted the Neighbourhood Plan Sub-Committee minutes of the meeting held on 17<sup>th</sup> September 2024.

The Deputy Town Clerk informed the Committee that Officers were looking at the Neighbourhood Plan page on the Town Council website this to move the information around/amend as necessary to ensure that it is up to date and correct. If necessary, we will speak to the website provider if help is required for all areas of the website. Also, if required, Officers will look at placing a banner to let the public know that some areas are yet to be updated.

Officers will aim to complete the Neighbourhood Plan page by the next planning meeting on 4<sup>th</sup> November 2024.

Another Neighbourhood Plan sub-committee meeting will be arranged before Christmas, as proposed in the minutes.

*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 P Moore left the meeting 19.32*

### 344 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

24/1060/GD 33 High Street & 49 Belvedere Road, Broadstairs CT10 1JR  
The Committee unanimously recommends SUPPORT as this is a positive contribution to the area, subject to comments from the Conservation Officer.

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

*In accordance with Standing Orders 3e, 3f and 3g, Amanda Taylor addressed the Committee on application (Variation) 24/1021/DR – 99 Botany Road, Broadstairs CT10 3SB*

24/1021/DR 99 Botany Road, Broadstairs CT10 3SB  
Variation The Committee unanimously recommends REFUSAL for this variation due to loss of light and privacy to neighbouring properties.

*Amanda Taylor and one member of public left the meeting*

24/0919/EF Land adjacent to numbers 14 & 15 Whytecliffs, Broadstairs  
The Committee unanimously recommends REFUSAL on the grounds of overdevelopment of the site.

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

24/0989/DR 3 Lerryn Gardens, Broadstairs CT10 3BH  
The Committee unanimously recommends OBJECTION WITH CONCERNS. The Committee have concerns with the proposal going beyond the original build line, 45° rule and overlooking of neighbouring property.

iv) The Committee recommends **NO COMMENT** to the applications listed below:

24/1113/GD Cable Hut, Dumpton Gap Road, Broadstairs  
The Planning Committee of the Town Council has considered this application and has resolved unanimously to make No Comment.

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

24/0899/RB	32 Northdown Hill, Broadstairs CT10 3HU
A/24/0782/RB	Elgate Products Ltd, Unti 1 Patricia Way, Broadstairs CT10 2LF
24/0790/TC	2 Chandos Road, Broadstairs CT10 1QP
24/0870/DR	51 Queens Road, Broadstairs CT10 1PG
24/0979/AH	Bay Tree Hotel, 12 Eastern Esplanade, Broadstairs CT10 1DR
PN12/24/0944/DF	Hollywood Bowl, 19 Westwood Cross, Margate Road, Broadstairs
L/24/0627/DR	Apt 1 St Stephens Manor, North Foreland Road, Broadstairs CT10 3FA
24/0996/DR	28 Whiteness Green, Broadstairs CT10 3JS
24/0994/ZD	16 Bromstone Road, Broadstairs CT10 2HJ
24/0906/RB	80 Salisbury Avenue, Broadstairs CT10 2DU
24/1050/DR	28 Alexandra Road, Broadstairs CT10 1EP
L/24/1002/DR	3 Victoria Parade, Broadstairs CT10 1QS
24/1001/DR	3 Victoria Parade, Broadstairs CT10 1QS
24/0830/RB	82 Broadstairs Road, Broadstairs CT10 2RU
24/0888/DR	2 St James Avenue, Broadstairs CT10 2RN
24/1040/ZD	82 Salisbury Avenue, Broadstairs CT10 2DU
24/1012/GD	Seagulls, Cliff Promenade, Broadstairs CT10 3QY
24/1003/DF	18 Alexandra Road, Broadstairs CT10 1EP
24/0617/AH	Land on the South West side of Cliff Road, Broadstairs
24/1046/DR	32 High Street, Broadstairs CT10 1LH
24/1085/RB	20 Rectory Road, Broadstairs CT10 1HG

### 345 **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/24/1075/MM	St Peter's Church Hall, Hopeville Avenue, Broadstairs CT10 2TR The Committee unanimously recommends REFUSAL as there is currently no justification provided for felling a healthy tree. The Town Council requests that a TPO is placed on this tree.
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(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/24/1000/MM      East Kent College, Ramsgate Road, Broadstairs CT10 1PN  
TCA/24/1115/MM      Hopeville House, 15 Church Street, Broadstairs CT10 1TT

**346      PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING**

Next meeting: Monday 4<sup>th</sup> November 2024

Meeting closed at 19.39hrs  
Deputy Town Clerk