



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 2 DECEMBER 2024

Present: Cllrs R Farooki, K Pressland, S Roberts (Chair)  
Deputy Town Clerk – Julie Belsey  
Volunteer Tree Warden – Karen McKenzie  
3 members of public

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

### 359 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.

Philip Castle (member of public) confirmed that he would be recording the meeting.

### 360 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from: Cllr J Bayford, Cllr J Bright, Cllr E Orhan  
Late apologies with reason were received from Cllr P Moore.

### 361 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 362 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 4<sup>th</sup> November 2024.

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

Item 351: The Chair has emailed Iain Livingstone at TDC regarding the Dolphin application and is awaiting a reply.

Item 356 i: The Chair has emailed Iain Livingstone at TDC regarding the Fairlight application and awaiting a reply.

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

*In accordance with Standing Orders 3e, 3f and 3g, Philip Castle addressed the Committee*

Mr Castle spoke to the Committee regarding his thoughts on the TDC Conservation Officer looking at planning applications that fall just outside of the High Street conservation area to see how they would impact the High Street. Mr Castle gave some examples of this.

Mr Castle also spoke about the placing of a planter on an area of potentially unregistered land in Belvedere Road. He will email Cllr S Roberts regarding this.

Mr Castle spoke on application number 24/1060/GD. The Committee's comments from 7<sup>th</sup> October meeting were: The Committee unanimously recommends SUPPORT as this is a positive contribution to the area, subject to comments from the Conservation Officer.

Mr Castle informed the Committee that the Conservation Officer had now commented.

The Committee unanimously recommends SUPPORT and remain happy with the application following the Conservation Officer's comments.

**365 CORRESPONDENCE**

None

**366 CHAIR'S REPORT**

None

**367 NEIGHBOURHOOD PLAN BUSINESS**

The Committee RECEIVED and NOTED the minutes of the Neighbourhood Plan Sub Committee held on 14<sup>th</sup> November 2024.

*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.*

**368 PLANNING APPLICATIONS**

RESOLVED that the applications be dealt with as detailed below:

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

24/1229/EF Nelson College London, Carey Building & Surrounding Land, Northwood Road, Broadstairs CT10 2RZ  
The Committee unanimously recommends SUPPORT for this application. The committee notes KCC Highways objection, however, the benefits outweigh parking issues. This will be an important community facility which should not be delayed. The facility should encourage the use of public transport or walking and unsafe parking would be for TDC to police.

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

24/1130/VKB 6 Church Street, Broadstairs CT10 2TP  
The Committee unanimously recommends REFUSAL due to concerns over the size of the rooms meeting the appropriate national standards.

24/1118/GD 79 Church Street, Broadstairs CT10 2TU  
The Committee unanimously recommends REFUSAL. The proposed application does not have appropriate living space for 5 people and Housing Licensing are unable to class this application as a licensable HMO.

24/0772/DF Land adjacent to 10 Anson Close, Broadstairs CT10 1QP  
The Committee unanimously recommends REFUSAL on the basis that Kent Fire & Rescue still have unanswered queries relating to this application.

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

*In accordance with Standing Orders 3e, 3f and 3g, William Leeves addressed the Committee*

24/1250/DF Land at St Mary's Road, Broadstairs  
The Committee unanimously recommends **NEUTRAL WITH CONCERNS** over the medical access and a query over land ownership.

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

L/24/1031/RB Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH

24/1242/RB 37 Salisbury Avenue, Broadstairs CT10 2DU  
 A/24/1199/DF Mountain Warehouse, 5 The Link, Broadstairs CT10 2FF  
 24/1249/GD Cardinal Lodge, Leybourne Road, Broadstairs CT10 1TE  
 24/1221/RB Unit 36 Blenheim Close, Broadstairs CT10 2YF  
 24/1225/EF 47 Lanthorne Road, Broadstairs CT10 3NA  
 24/1283/ZD 148 Bradstow Way, Broadstairs CT10 1AX  
 24/1161/DF 2A Chandos Road, Broadstairs CT10 1QP  
 L/24/1097/RB 2 Holland House, Kingsgate Bay Road, Broadstairs CT10 3QL

### 369 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:

TPO/24/1243/MM Land North of Ellington Way, Broadstairs  
 The Committee unanimously recommends REFUSAL. Ivy should be removed from all trees and the trees reinspected before a decision is made.

TPO/24/1291/MM 20 Sowell Street, Broadstairs, CT10 2AU  
 The Committee unanimously recommends REFUSAL. Ivy should be removed from the pollard points and a professional opinion received before a decision is made.

(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 (Dunnoek)

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|----------------|--|
| TPO/24/1257/MM | 2 Walnut Close, Broadstairs CT10 2EL                   |
| TPO/24/1277/MM | 43 Lanthorne Road, Broadstairs CT10 3NA                |
| TPO/24/1309/MM | 2 Newmans Close, Broadstairs CT10 3PL                  |
| TPO/24/1317/MM | East Kent College, Ramsgate Road, Broadstairs CT10 1PN |

iii) The Committee RECEIVED and NOTED the tree application statistics over the past two years. Cllr S Roberts will email Mathew Miles at TDC Planning regarding the NPPF guidelines and how to give weight to these guidelines when making a decision on tree applications. He will also ask about the standard of trees being planted regarding the two trees to be planted for every one tree removed policy.

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

Next meeting: Wednesday 8<sup>th</sup> January 2025

Meeting closed at 19:58  
Deputy Town Clerk