



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 3 MARCH 2025

Present: Cllrs J Bayford, J Bright, R Farooki, P Moore, K Pressland, S Roberts (Chair)
Deputy Town Clerk – Julie Belsey

Minutes marked * require a resolution from the Town Council

395 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.

396 APOLOGIES FOR ABSENCE

Verbal apologies with reason were received and accepted from: Cllr E Orhan. Cllr Orhan sent an email to confirm her apologies following the meeting.
Apologies were received from the Voluntary Tree Officer.

397 DECLARATIONS OF INTEREST

There were no declarations of interest.

398 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 3rd February 2025.

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

Minute 392 (i) The Deputy Town Clerk informed the Committee that on exploring community asset transfer for the Pierremont Depot, an area can only be transferred as a community asset if it is of social/community benefit and the community has previously had access to it and will continue to have access to it. Therefore, we are unable to pursue this.

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

None

401 CORRESPONDENCE

Members RECEIVED and NOTED the Sea Link February newsletter.

402 CHAIR'S REPORT

None

403 NEIGHBOURHOOD PLAN BUSINESS

- i) The Deputy Town Clerk gave the sad news that a community member of the Neighbourhood Plan Sub-Committee had passed away.
- ii) The Committee discussed the future V3 Neighbourhood Plan, which is due in 2028. This should include provisos for the size and locations of HMO's.

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.

404 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

25/0001/GD Buckmaster Memorial Home, 7 Western Esplanade, Broadstairs CT10 1TG
The Committee unanimously recommends SUPPORT for this application.

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

24/1472/VKB 74 Stone Road, Broadstairs CT10 1EB
The Committee unanimously recommends NO OBJECTION WITH CONCERNS ensuring that the applicant abides by the conditions set out by Southern Water, Highways and Environmental Health.

25/0047/GD 6-6A Luton Avenue, Broadstairs CT10 2DH
The Committee recommends NO OBJECTION WITH CONCERNS ensuring that the applicant abides by the conditions set out by the Planning Inspectorate. (Majority, one abstention)

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

25/0043/MH 4 The Oaks, Broadstairs CT10 3BT
25/0081/MH 9 The Broadway, Broadstairs CT10 2AD
25/0111/DR Apartment 15 Castle View, Joss Gap Road, Broadstairs CT10 3PE
25/0114/DR 4 Hawkhurst Way, Broadstairs CT10 1SD
25/0065/ML 22 Oaklands Avenue, Broadstairs CT10 2SQ
25/0138/MH Language UK, 17 Queens Road, Broadstairs CT10 1NU
24/1348/DR 8 Boughton Avenue, Broadstairs CT10 1SN
25/0158/DR 46 Carlton Avenue, Broadstairs CT10 1AQ
25/0173/DF 1 Dundonald Road, Broadstairs CT10 1PE
25/0143/ZD 39 Grange Road, Broadstairs CT10 3ER
25/0129/RB 18 Oaklands Avenue, Broadstairs CT10 2SQ

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

RESOLVED that the applications be dealt with as detailed below:

- (i) 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/25/0115/MM 39A Grange Road, Broadstairs CT10 3ER
 TPO/25/0160/MM 21 Old Green Road, Broadstairs CT10 3BP

406 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 7th April at 7pm

Meeting closed at 19:23
 Deputy Town Clerk