



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 7 APRIL 2025

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

Minutes marked * require a resolution from the Town Council

407 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.

408 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from Cllr K Pressland.
Verbal apologies with reason were received and accepted from Cllr E Orhan.

409 DECLARATIONS OF INTEREST

There were no declarations of interest.

410 MINUTES OF THE LAST MEETING

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

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

There were no matters arising.

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

None

413 CORRESPONDENCE

i. The Deputy Town Clerk informed the Committee that the Volunteer Tree Warden would not be putting herself forward for re-nomination in the next Civic Year, she will however, continue to volunteer at Mockett's Wood. The Committee formally thanked Karen Mckenzie for her work in the previous years with the monthly tree reports which had been very useful.

ii. Correspondence was distributed from KCC regarding an application they had received for signs to be placed directing people to the new Elivia development at Reading Street. Town/Parish Councils are now being asked to comment and advise if they are happy for these to be put in place.

The Councillors unanimously refused permission for the signs. They have also asked that the developer is contacted to remove the other signs for Lanthorne Place which should have been taken down.

414 CHAIR'S REPORT

None

415 NEIGHBOURHOOD PLAN BUSINESS

None

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.

416 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

25/0012/DF Bradstow Mill, 125 High Street, Broadstairs CT10 1NQ
The Committee unanimously recommends NO OBJECTION to this application on the understanding that all comments from HMO Licensing are dealt with satisfactorily.

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

25/0133/DF 14 North Foreland Road, Broadstairs CT10 3NN
The Committee unanimously recommends OBJECTION WITH CONCERNS. The application would result in the loss of light and privacy to neighbouring properties and a loss of privacy. It would also appear that the application breaches the 45 degree and 25 degree planning rule.

25/0245/EF Land adjacent to 8 Bairdsley Close, Broadstairs
The Committee unanimously recommends OBJECTION WITH CONCERNS. The application would result in over development and cramming.

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

25/0231/DR 68 Ramsgate Road, Broadstairs, CT10 1PL
25/0228/VKB 130 Gladstone Road, Broadstairs CT10 2JB
25/0213/MH Yorkstones, Cliff Promenade, Broadstairs CT10 3QY
25/0137/ML 37 King Edward Avenue, Broadstairs CT10 1PH
25/0131/VKB Linkside, Marine Drive, Broadstairs CT10 3LU
L/25/0117/DR Castle House, Serene Place, Broadstairs CT10 1LN
25/0249/DR 7 Crawford Road, Broadstairs CT10 2BB
25/0216/DR 1 Davids Close, Broadstairs CT10 1RD
25/0215/DF Westwood Gateway Car Park, Margate Road, Broadstairs
25/0314/MH 1 Brassey Avenue, Broadstairs CT10 2DS
25/0303/DR 117 Botany Road, Broadstairs CT10 3SB
25/0321/MH Land Rear of 22 Calls Court Road, Broadstairs
25/0299/ML 138 Ramsgate Road, Broadstairs CT10 2ER
25/0297/RB 64 Botany Road, Broadstairs CT10 3SF
25/0316/DR 34 Waldron Road, Broadstairs CT10 1TB
25/0279/ZD 38 Warren Drive, Broadstairs CT10 2RS

417 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/25/0188/MM	8 Woodland Way, Broadstairs CT10 3QD
TPO/25/0235/MM	Fairfield Manor, Fairfield Road, Broadstairs CT10 2RY
TPO/25/0258/MM	The Lodge, North Foreland Road, Broadstairs CT10 3FA
TCA/25/0292/MM	7 Granville Road, Broadstairs CT10 1QB
TPO/25/0310/MM	17 York Street, Broadstairs CT10 1PD

418 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Tuesday 6th May at 7pm

Meeting closed at 19:17
Deputy Town Clerk