



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

TUESDAY 6 MAY 2025

Present: Cllrs J Bayford, J Bright, R Farooki, S Roberts (Chair)
Deputy Town Clerk – Julie Belsey
Cllr Mike Garner
3 members of public

Minutes marked * require a resolution from the Town Council

419 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.

420 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 and Cllr P Moore.

421 DECLARATIONS OF INTEREST

There were no declarations of interest.

422 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 7 April 2025.

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

There were no matters arising.

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

None

425 CORRESPONDENCE

i. The Committee discussed correspondence received from KCC regarding the claimed amendment to the alignment of the public footpath, Cricket Ground Dumpton.

Cllr Garner gave the Committee a brief history of the mapped area.

The Committee verified that history would confirm that there has always been a public right of access originally through the trees prior to the current owner felling the trees (shown as the dashed line – route to be added, on the map). The Committee unanimously resolved that the footpath should be added as per the dashed line, which is the original mapped footpath, and TB48 should be deleted, as this has been recorded incorrectly.

426 CHAIR'S REPORT

None

427 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.

428 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

In accordance with Standing Orders 3e, 3f and 3g, Susan Taylor addressed the Committee on application 25/0425/AF – 99 Botany Road, Broadstairs CT10 3SB

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

25/0425/AF	99 Botany Road, Broadstairs CT10 3SB
	The Committee unanimously recommends REFUSAL to this application due to insufficient plans and information being provided. Until full plans are received, the Committee cannot make a full assessment of the application.

Three members of the public left the meeting.

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

A/25/0296/EF	Pearson House, Trotwood Close, Broadstairs CT10 2RY
25/0376/DF	2 Princess Anne Road, Broadstairs CT10 3HL
25/0332/MH	5 Harbour Street, Broadstairs CT10 1ET
25/0286/MH	52 Gladstone Road, Broadstairs CT10 2HZ
25/0293/DR	12 Detling Avenue, Broadstairs CT10 1SL
25/0353/GD	104 Bradstow Way, Broadstairs CT10 1AP
25/0383/AH	15 Northcliffe Gardens, Broadstairs CT10 3AL
25/0402/MH	Morn Cottage, Holland Close, Broadstairs CT10 3QJ
25/0387/DR	13 Church Street, Broadstairs CT10 2TT
25/0374/MH	47 Cedar Close, Broadstairs CT10 3BU
25/0409/ZD	2 Holm Oak Gardens, Broadstairs CT10 2JF
25/0306/AH	HSBC, 26 Westwood Cross, Margate Road, Broadstairs CT10 2BF
25/0386/GD	8 Ranelagh Grove, Broadstairs CT10 2TE
25/0377/VKB	15 Belvedere Road, Broadstairs CT10 1PF
25/0400/DR	9 South Cliff Parade, Broadstairs CT10 1TN
PN25/25/0343	
/VKB	The Food Warehouse, Unit B3 East Kent Retail Park, Broadstairs CTY10 2RQ
25/0414/DR	57 St Peters Road, Broadstairs CT10 2ST
25/0462/DR	9 Park Avenue, Broadstairs CT10 2YL
25/0440/ML	7 Granville Road, Broadstairs CT10 1QB

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

RESOLVED that the applications be dealt with as detailed below:

TPO/25/0415/MM 27 Harrow Dene, Broadstairs CT10 2XF

The Committee unanimously recommends REFUSAL to this application. BSP3 policy of the Broadstairs & St Peter's Neighbourhood Plan and the Tree Strategy states that the Town Council will recommend refusal for the felling of all healthy trees. Further information regarding the true analysis of mechanical damage or how this has come about is required.

unconfirmed Planning Minutes 6 May 2025
Subject to Confirmation

- TPO/25/0459/MM 2 Convent Road, Broadstairs CT10 3BE
The Committee unanimously recommends REFUSAL to this application. The reason for the work is not a valid reason to prune this tree to such a degree. Photographs of the tree at all sides would also help in making a more informed decision.
- TPO/25/0418/MM 5 Oakridge, Woodland Way, Broadstairs CT10 3QE
The Committee unanimously recommends REFUSAL to this application. The work proposed is too extreme and the felling of any tree or significant reduction in canopies should not be granted. If light levels need improving, thinning the crowns/canopies sympathetically retaining good shape and form would likely be the best approach. This application also breaches the BSP3 policy of the Broadstairs & St Peter's Neighbourhood Plan and the Tree Strategy states that the Town Council will recommend refusal for the felling of all healthy trees

(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/25/0359/MM 7 Reading Street, Broadstairs CT10 3BD
TPO/25/0458/MM 24 The Paddocks, Broadstairs CT10 3AJ

430 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 2nd June at 7pm

Meeting closed at 19:19
Deputy Town Clerk