



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE – MONDAY 2 JUNE 2025

PLANS FOR CONSIDERATION

TDC PLANNING LISTS 19/25 NOTES FOR MEMBERS

- [1] Each application will be placed before the next Town Council Planning Committee. If you wish to reserve an application for consideration and recommendation at the next Town Council Planning Committee meeting, please let the office know as soon as possible and no later than the deadline in the accompanying email.
- [2] Only those applications denoted with **CTE** will at this stage go before the Thanet District Council Planning Committee. All other applications may be determined under delegated powers, by the Officers.

	Planning Application Number	Location of Application	Ward	Application Details
1	25/0372/GF	Land South Of Millennium Way Broadstairs	St Peter's	Erection of 5no four storey buildings to provide 56no 2-bed self-contained flats, 25no three storey dwellings and 10no two storey dwellings (7no 2-bed, 16no 3-bed and 12 4-bed) together with associated access, landscaping and parking
2	25/0098/ML	25 Kingsgate Castle Joss Gap Road Broadstairs CT10 3PH	Kingsgate	Installation of black metal framed doors to replace existing window at front elevation
3	L/25/0097/ML	25 Kingsgate Castle Joss Gap Road Broadstairs CT10 3PH	Kingsgate	Application for Listed Building Consent for the installation of black metal framed doors to replace existing window at front elevation
4	L/25/0054/RB	Kingsgate Castle Joss Gap Road Broadstairs CT10 3PH	Kingsgate	Application for listed building consent for repairs and replacement to the flat and monopitch roofs to the east wing, together with installation of 2no. rooflights to roof B and 1no. rooflight to Roof F (part retrospective)
5	25/0444/ZD	4 Charlotte Street Broadstairs Kent CT10 1LR	Viking	Erection of a single rear extension, following the demolition of existing single storey rear extension



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	Planning Application Number	Location of Application	Ward	Application Details
6	25/0438/AH	Northwood Court Millennium Way Broadstairs CT10 2LA	St Peter's	Change of use from former student accommodation in connection with former Canterbury Christchurch University Broadstairs campus (Sui Generis), to proposed 68-bed HMO (Sui Generis)
7	25/00446/DR	5 Woodland Way Broadstairs CT10 3QD	Kingsgate	Erection of first floor extension, erection of two storey rear extension with alterations to roof
8	25/0356/DR	46 Whitfield Avenue Broadstairs CT10 3HX	Beacon	Erection of a timber storage shed to front elevation (Retrospective)
9	25/0472/DF	St Peters Surgery 6 - 8 Oaklands Avenue Broadstairs CT10 2SQ	St Peter's	Change of use from doctor's surgery to 2no semi-detached two bedroom bungalows
TREES				
10	TCA/25/0489/MM	Bleak House Fort Road Broadstairs CT10 1EY	Bradstowe	Leylandii Hedge (H1) Reduce height of hedge by approx. 1.5m, 1No Sycamore (T1) - Fell



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	Planning Application Number	Location of Application	Ward	Application Details
1	25/0328/DR	3 Woodland Way Broadstairs CT10 3QD	Kingsgate	Erection of first floor extension and two storey side extension including provision of a swimming pool
2	25/0464/DR	25 Luton Avenue Broadstairs CT10 2DH	Viking	Erection of part single storey and part two-storey side and rear extension with rooflights following demolition of existing conservatory
3	25/0495/ML	90 Kingsgate Avenue Broadstairs CT10 3LW	Kingsgate	Erection of a single storey side and rear extension and partial first floor side extension following demolition of existing garage and conservatory
TREES				
4	TCA/25/0496/MM	1 Flint Grove Broadstairs CT10 2HQ	St Peter's	1No Photinia (T1)- Crown reduce by 1-2 metres in both height and lateral spread (20%) rebalancing the crown in rear garden leaving a 3.5 x 3 metre crown
5	TPO/25/0498/MM	8 Woodland Way Broadstairs CT10 3QD	Kingsgate	TH/TPO/18(1988)A1 - 1No Holm Oak (T1) - Crown reduce by 25% in both height and lateral spread lifting away from structures, clear phone line and thinner inner crown by 1 in 5 branches on rear side boundary of Willow Cottage to help maintain the general size and shape of the tree to limit any further damage possible to the neighbours wall and garage



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TDC PLANNING LISTS **21/25** NOTES FOR MEMBERS

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	Planning Application Number	Location of Application	Ward	Application Details
1	25/0468/DR	17 Lawn Road Broadstairs CT10 1AA	Bradstowe	Erection of a first floor front extension to enclose existing balcony together with change from plain hanging tiles to zinc panels and monocouche render
2	25/0405/MH	Land Adjacent 17 The Pines Broadstairs	St Peter's	Erection of 2no. two storey 3 bed dwellings including associated parking & landscaping (self-build)
3	25/0526/ZD	10 Dane Court Gardens Broadstairs CT10 2SB	St Peter's	Erection of a single storey rear extension following demolition of existing conservatory
4	25/0509/VKB	3 Stone Road Broadstairs CT10 1DY	Bradstowe	Erection of a single storey side extension together with installation of flue, and archway to boundary wall (Retrospective)
5	L/25/0510/VKB	3 Stone Road Broadstairs CT10 1DY	Bradstowe	Application for Listed Building Consent for the erection of a single storey side extension together with installation of flue, timber doors and windows to side and rear elevations, boiler flue and vent pipe to front basement wall, and archway to boundary wall (Retrospective)



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	Planning Application Number	Location of Application	Ward	Application Details
TREES				
6	TPO/25/0522/MM	5 Woodland Way Broadstairs CT10 3QD	Kingsgate	TH/TPO/18(1988)A1 - T1 - Lawson Cypress - Fell
7	TPO/25/0542/MM	Clontarf Cottage George Hill Road Broadstairs CT10 3JT	Kingsgate	B/TPO/1(1956) - T1 - Holmoak - Reduce lateral branches on Eastern side of canopy by 3m, remove lowest branch on Western side of canopy, crown raise over the road to a height of 5.5m, T2 - Holmoak - Re- pollard to maintain pollard cycle, T3- Yew - Crown raise by removing 4 x lowest branches
8	TCA/25/0564/MM	Flat 1 19A Granville Road Broadstairs CT10 1QB	Viking	T1 - Silver Birch Tree - Fell



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	Planning Application Number	Location of Application	Ward	Application Details
1	Variation 25/0550/GD	6-6A Luton Avenue Broadstairs CT10 2DH	Viking	Variation of conditions 1, 3 and 5 for planning permission F/TH/25/0047 'Change of use from an assisted living home for over 55 year olds to a house of Multiple Occupation for 16 people (Retrospective)' to allow alterations to the bin store and cycle store location and alterations of the landscaping