



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 2 JUNE 2025

Present: Cllrs J Bayford, P Moore, E Orhan S Roberts (Chair)
Deputy Town Clerk – Julie Belsey
Cllr Mike Garner
25 members of public

Minutes marked * require a resolution from the Town Council

431 ELECTION OF CHAIR AND VICE-CHAIR FOR THE CIVIC YEAR 2025/26

Cllr S Roberts was elected as Chair
Cllr E Orhan was elected as Vice Chair

432 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.

433 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from Cllr K Pressland.

434 DECLARATIONS OF INTEREST

There were no declarations of interest.

435 TERMS OF REFERENCE

The Terms of Reference were AGREED with the following amendments:

- The Planning Committee shall consist of a minimum of **5** councillors
- **Removal of** "The Council's Volunteer Tree Warden in an advisory capacity" under Membership.

436 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Tuesday 6th May 2025.

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

There were no matters arising.

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

None

439 CORRESPONDENCE

i) Cllr Garner spoke on the Minster Marshes Sealink Project. The Town Council have another opportunity to register comments which need to be uploaded by 23rd June.

The comments will encompass the points listed below:

- Impact on wildlife and habitats
- Area of scientific interest
- Adverse impact on archaeology and history
- Increased flood risk

- 4-year traffic and road disruptions
- Light pollution
- 15 hectares of farmland lost
- Footpaths and cycle routes impacted

The Committee AGREED to Cllr Garner and the Deputy Town Clerk registering comments on the Town Council's behalf.

ii) The Committee considered the amended plans for application 25/042AF – 99 Botany Road, Broadstairs

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

The Committee unanimously recommends REFUSAL to the overbearing nature of the amended plans which will overlook neighbouring properties. The application is out of keeping with the area and will be an overdevelopment of the site.

Four members of the public left the meeting

440 CHAIR'S REPORT

None

441 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.

442 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

In accordance with Standing Orders 3e, 3f and 3g, Leanne Wilford addressed the Committee on application 25/0438/AH – Northwood Court, Millennium Way, Broadstairs CT10 2LA

Cllr M Garner addressed the Committee on application 25/0438/AH – Northwood Court, Millennium Way, Broadstairs CT10 2LA

25/0438/AH Northwood Court, Millennium Way, Broadstairs CT10 2LA

The Committee unanimously recommends REFUSAL on the following grounds:

- Highways refusal due to the proposals not providing adequate vehicle parking facilities within the site and this is likely to lead to vehicles being parked on the highway, to the detriment of highway safety.
- KCC Strategic Development and Place requiring mitigation to the additional impacts on the delivery of its services. These impacts will require mitigation either through the direct provision of infrastructure or the payment of an appropriate financial contribution for such infrastructure.
- Natural England's comments: The proposed development has the potential to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. This development site is within the zone of influence (ZoI) for recreational pressure impacts to one or more

European Sites (habitats sites). Within this Zol, proposals for any net increase in residential units will have a likely significant effect on the qualifying features of the European Site(s) (habitats site(s)) through increased recreational pressure when considered either alone or in combination with other plans and projects.

Cllr M Garner addressed the Committee on application 25/0372/GF – Land South of Millennium Way, Broadstairs

25/0372/GF Land South of Millennium Way, Broadstairs

The Committee unanimously recommends REFUSAL on the grounds that KCC Highways require additional comments and satisfactory answers to:

- Millennium Way is a private highway where off site works will not be secured by way of a Section 278 Agreement. Therefore, confirmation is required as to whether the highway is being offered for adoption. Should the highway not be adopted, all matters including the details of the raised table features, drainage, pedestrian / cycle crossing facilities, realignment of the highway opposite the site access, and proposed signage should be submitted at this stage and secured by way of a suitable condition.
- Amendments are required to the internal layout to remove all points of conflict for refuse freighter turning. Tracking is required for a fire tender at the emergency access.
- All bin stores should be located appropriately with dropped kerbs.
- Confirmation of whether any of the development is intended to be offered for adoption is required.

Cllr M Garner addressed the Committee on application 25/0405/MH - Land adjacent 17 The Pines, Broadstairs CT10 2SB

25/0405/MH Land adjacent 17 The Pines, Broadstairs CT10 2SB

The Committee unanimously recommends REFUSAL on the grounds:

- The site is protected under policy BSP5 of the Broadstairs & St Peter's Town Council Neighbourhood Plan. The area is a designated Local Green Space and as such development proposals in these areas will be managed in accordance with national policy for Green Belts.
- All trees are protected by individual TPO's on this area of land.

Cllr M Garner left the meeting

21 members of the public left the meeting

19.41 Cllr P Moore left the meeting

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

25/0098/ML	25 Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
L/25/0097/ML	25 Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
L/25/0054/RB	Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
25/0444/ZD	4 Charlotte Street, Broadstairs CT10 1LR
25/0446/DR	5 Woodland Way, Broadstairs CT10 3QD
25/0356/DR	46 Whitfield Avenue, Broadstairs CT10 3HX
25/0472/DF	St Peter's Surgery, 6-8 Oaklands Avenue, Broadstairs CT10- 1EY
25/0468/DR	17 Lawn Road, Broadstairs CT10 1AA
25/0526/ZD	10 Dane Court Gardens, Broadstairs CT10 2SB
25/0509/VKB	3 Stone Road, Broadstairs CT10 1DY
L/25/0510/VKB	3 Stone Road, Broadstairs CT10 1DY
25/0550/GD	'Variation' 6-6A Luton Avenue, Broadstairs CT10 2DH
25/0328/DR	3 Woodland Way, Broadstairs CT10 3QD
25/0464/DR	25 Luton Avenue, Broadstairs CT10 2DH
25/0495/ML	90 Kingsgate Avenue, Broadstairs CT10 3LW

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

RESOLVED that the applications be dealt with as detailed below:

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

- TCA/25/0489/MM Bleak House, Fort Road, Broadstairs CT10 1EY
The Committee unanimously recommends REFUSAL to this application as per the Broadstairs & St Peter's Neighbour Plan, policy BSP3, the Town Council will not support the removal/felling of healthy trees. The Town Council request that a TPO is placed on this tree.
- TPO/25/0522/MM 5 Woodland Way, Broadstairs CT10 3QD
The Committee unanimously recommends REFUSAL to this application as per the Broadstairs & St Peter's Neighbour Plan, policy BSP3, the Town Council will not support the removal/felling of healthy trees.

(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 (Dunnock)

- TPO/25/0542/MM Clontarf Cottage, George Hill Road, Broadstairs CT10 3QD
- TCA/25/0564/MM Flat 1, 19A Granville Road, Broadstairs CT10 1QB
- TCA/25/0496/MM 1 Flint Grove, Broadstairs CT10 2HQ
- TPO/25/0498/MM 8 Woodland Way, Broadstairs CT10 3QD

The Deputy Town Clerk will provide the Committee with the current Tree Preservation Order legislation.

444 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 7th July at 7pm

Meeting closed at 19:51
Deputy Town Clerk

Draft