



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 4 AUGUST 2025

Present: Cllrs J Bayford, P Moore, S Roberts (Chair)
Deputy Town Clerk – Julie Belsey
2 of public

Minutes marked * require a resolution from the Town Council

445 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.

446 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from Cllr K Pressland and Cllr M Garner.
Not in attendance – Cllr E Orhan.

447 DECLARATIONS OF INTEREST

There were no declarations of interest.

448 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 2nd June 2025.
The meeting on 7th July 2025 did not take place as the meeting was not quorate.

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

Item 443 (i) Cllr Roberts had approached Thanet Council to have a TPO place on the tree located at Bleak House – application number TCA/25/0489. However, it had been established that the tree was diseased.

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

None

451 CORRESPONDENCE

i) Members received the link to the Thanet Cycle and Walking Infrastructure Plan and were advised that they could place their individual comments on this consultation.

<https://yourvoice.thanet.gov.uk/en-GB/projects/cycling-and-walking>

ii) Members received and noted the Thanet District Council news release regarding the new Design Code for Thanet.

452 CHAIR'S REPORT

None

453 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.

454 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

In accordance with Standing Orders 3e, 3f and 3g, Philip Thorley addressed the Committee on application 25/0768/DR & L/25/0769/DR – The Charles Dickens, 5-6 Victoria Parade, Broadstairs CT10 1QS

25/0768/DR The Charles Dickens, 5-6 Victoria Parade, Broadstairs CT10 1QS
L/25/0769/DR The Committee unanimously recommends SUPPORT for this application

Philip Thorley left the meeting

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

25/0778/GD 1 Pierremont Avenue, Broadstairs CT10 1NL
25/0605/DR 102 Beacon Road, Broadstairs CT10 3DQ
25/0755/ML Flat 8, Naldera, Cliff Promenade, Broadstairs CT10 3QY
25/0643/DF 1 Dundonald Road, Broadstairs CT10 1PE
25/0713/EF 477 Margate Road, Broadstairs CT10 2QD
25/0737/DR 18 Eastern Esplanade, Broadstairs CT10 1DR
25/0762/GD 7 Albion Street, Broadstairs CT10 1LU
25/0791/ML 9 Kingfisher Walk, Broadstairs CT10 2SN
25/0635/ZD 19 The Ridgeway, Broadstairs CT10 2HB
25/0581/MH 92 High Street, Broadstairs CT10 2JF

455 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:

In accordance with Standing Orders 3e, 3f and 3g, Tim Seed addressed the Committee on application TPO/25/0740/MM – 49 St Peters Court, Broadstairs CT10 2UU

TPO/25/0740/MM 49 St Peters Court, Broadstairs CT10 2UU
The Committee unanimously recommends REFUSAL for this application. The application goes against the Broadstairs & St Peter's Neighbourhood Plan Policy BSP3 – the Town Council does not support the felling of healthy trees.

The trees in question should be kept and maintained to ensure the safety of others. There is also evidence that bats are roosting nearby and these trees form a major part of their habitat.

Tim Seed left the meeting

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

TPO/25/0767/MM Charles Dickens School, Broadstairs Road, Broadstairs CT10 2RL
The Committee unanimously recommends NO OBJECTION WITH CONCERNS for this application. The Committee would like to see that the felled trees are replaced with well established native trees.

iii) 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/25/0629/MM	57 The Silvers, Broadstairs CT10 2LZ
TPO/25/0761/MM	15 Park Avenue, Broadstairs CT10 2YL
TPO/25/0821/MM	22 Holm Oak Gardens, Broadstairs CT10 2JF

456 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 1st September 2025.

Cllr P Moore gave his apologies for this meeting.

Meeting closed at 19:19
Deputy Town Clerk