



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 1 SEPTEMBER 2025

Present: Cllrs J Bayford, M Garner, S Roberts (Chair)
Deputy Town Clerk – Julie Belsey

Minutes marked * require a resolution from the Town Council

The meeting commenced at 7.09pm

457 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.

458 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from Cllr P Moore, Cllr E Orhan, Cllr K Pressland.

459 DECLARATIONS OF INTEREST

There were no declarations of interest.

460 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 4th August 2025.

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

None

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

None

463 CORRESPONDENCE

None

464 CHAIR'S REPORT

None

465 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.

466 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

25/0826/ML Land Outside Broadstairs Library, The Broadway, Broadstairs
The Committee unanimously recommends OBJECTION to this application. The proposed application is in the wrong location. The Town Council has recently installed a defibrillator on the library wall within the same vicinity as the application. It is also felt that as a point of information, it would be better located outside of the train station.

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

25/0876/EF 8 Bairdsley Close, Broadstairs CT10 1BE
A/25/0770/ML Co Operative Pioneer Store, Hopeville Avenue, Broadstairs CT10 2TR
A/25/0827/ML Land Outside 19 The Broadway, Broadstairs
25/0851/AH 1 Davids Close, Broadstairs CT10 1RD
25/0763/DR 16 Sowell Street, Broadstairs CT10 2AT
25/0838/DF Euromarine Insurance Services Ltd, 18 St Peter's Park Road, Broadstairs CT10 2BL
25/0860/ML 5 Ramsgate Road, Broadstairs CT10 1QQ
25/0757/AH Plot 6 Land Adjacent to Clifftop, North Foreland Avenue, Broadstairs
25/0881/ML 9 Crescent Road, Broadstairs CT10 3QU
25/0857/MH Hamilton Lodge, Bishops Avenue, Broadstairs CT10 1EQ
25/0862/DF Land Adjacent to 10 Anson Close, Broadstairs CT10 2YB
25/0873/DR 76 Stone Road, Broadstairs CT10 1EF

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

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)

There were no tree applications

468 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 6th October 2025.

Meeting closed at 19:16
Deputy Town Clerk

Draft