



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 6 OCTOBER 2025

Present: Cllrs J Bayford, M Garner, P Moore
Town Clerk – Kirsty Holroyd
1 Member of Public

Minutes marked * require a resolution from the Town Council

Cllr J Bayford Chaired the meeting in the absence of the Chair and Vice Chair of the Planning Committee

469 OPENNESS AND TRANSPARENCY

Cllr Bayford 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.

470 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from Cllr S Roberts, Cllr K Pressland and apologies received via email after the meeting from Cllr E Orhan.

471 DECLARATIONS OF INTEREST

There were no declarations of interest.

472 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 1st September 2025.

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

None

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

None

475 CORRESPONDENCE

i) The Planning appear for W Brazil and Sons Ltd, The Lodge Sacketts Hill, Broadstairs, application F/TH/23/1212 was discussed. The Committee did not add any further comments.

476 SECTION 106

Cllr Gardner spoke about the presentation on Section 106 given at the Town & Parish Forum by Iain Livingston from TDC. As a Town Council we should be applying for every opportunity that we can – the potential path in Mockett's Wood is an example of a project.

The Deputy Town Clerk to investigate possible projects and what is likely to be accepted. To liaise with Minster and Monkton Parish Council's and also use internal knowledge of previous S106 projects.

477 CHAIR'S REPORT

None

478 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.

479 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

- i) The Committee recommends **NO OBJECTION** to the applications listed below:

In accordance with Standing Orders 3e, 3f and 3g, Philip Castle addressed the Committee on application 25/0835/GD Sweet Yesterday's, 33 High Street, Broadstairs CT10 1JR

25/0835/GD Sweet Yesterday's, 33 High Street, Broadstairs CT10 1JR
The Committee unanimously recommends NO OBJECTION to this application.

Philip Castle left the meeting

25/0911/EF Land to the North of Fairlawn Road and the West of Northwood Road, Broadstairs
The Committee unanimously recommends NO OBJECTION to this application.

The Town Council requests a contribution from the S106 agreement for this application for the Mockett's Wood site accessible path project.

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

25/0943/DR 72 Stone Road, Broadstairs CT10 1EB
The Committee unanimously recommends NO OBJECTION WITH CONCERNS over the proximity and overlooking plus loss of privacy to neighbouring properties.

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

25/0917/DR Redwood, Dickens Road, Broadstairs CT10 1DX
25/0820/DF 12 Lanthorne Place, Broadstairs CT10 3EG
25/0952/DR 147 Botany Road, Broadstairs CT10 3SB
25/0915/GD 13 Eastern Esplanade, Broadstairs CT10 1DR
25/0945/ML 37 The Hawthorns, Broadstairs CT10 2NG
25/0980/ML 78 Bradstow Way, Broadstairs CT10 1AH
25/0877/DR 32 Northdown Hill, Broadstairs CT10 3HU
25/0942/DF 13 Oscar Road, Broadstairs CT10 1QJ
25/0935/ML 8 Kings Avenue, Broadstairs CT10 1DJ
25/0981/ML Phoenix Care Home Ltd, Deers Park, Detling Avenue, Broadstairs CT10 1SR
25/0865/ML 118 Rumfields Road, Broadstairs CT10 2PG
25/1012/ML 95 Stone Road, Broadstairs CT10 1EB
25/0930/GD 66 High Street, Broadstairs CT10 1JT

480 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:

TPO/25/0974/MM 3 Whiteness Road, Broadstairs CT10 3QQ
The Committee unanimously recommends REFUSAL due to insufficient evidence for removal has been provided.

TPO/25/0871/MM Land North of Ellington Way, Broadstairs
The Committee unanimously recommends REFUSAL on the grounds of lack of information from the Thanet District Council Tree Officer.

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/25/0950/MM 5 Woodland Way, Broadstairs CT10 3QD
TCA/25/0953/MM 22 Albion Street, Broadstairs CT10 1LU
TPO/25/0948/MM 3 Seafeld Road, Broadstairs CT10 2DD
TPO/25/1039/MM 10 Guy Close, Broadstairs CT10 3NF

481 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 3rd November 2025.

Meeting closed at 19:37
Town Clerk