



BROADSTAIRS & ST. PETER'S

TOWN COUNCIL

Minutes of the meeting of the Council held on Monday 27 October 2025 at 7pm in Pierremont Hall, Broadstairs.

Present: Cllrs J Bayford, J Bright, K Bright, M Garner, C Leys, P Moore, A Munns, J Nichols, E Orhan, S Roberts & G Rusiecki.

Town Clerk: Kirsty Holroyd

Before the meeting commenced, the Chairman, Cllr M Garner welcomed everyone and drew their attention to the openness and transparency legislation confirmed in several notices around the room.

711. APOLOGIES FOR ABSENCE

Apologies with reason from Cllrs Kemp and Pressland were received and accepted.

Cllr Farooki sent a message during the meeting that she was unavoidably detained at work.

712. DECLARATIONS OF INTEREST

Cllr K Bright declared an interest in item 15: Pierremont Depot as a member of TDC Cabinet.

713. MINUTES

RESOLVED: That the minutes of the Council meeting held on 29 September 2025 can be approved and duly signed as a true record by the Chairman.

714. MATTERS ARISING

Min 708: a formal complaint was made to Brachers which appears to have yielded some action. Correspondence to be discussed at item 21.

The chairman moved item 9 up to this point on the agenda.

715. ALLOTMENTS AND LAND COMMITTEE

The Woodland Officer explained that the planned meeting of 20 October had not gone ahead due to being inquorate so there were no minutes to receive. However an urgent decision was needed on a project for Mockett's Wood so that the budget requirements can be considered by the F&GP committee. Alternative funding sources such as s106 monies and local sponsorship will also be explored. The Woodland Officer presented three options for a new access path through the wood and listed the advantages and disadvantages of each.

RESOLVED:

- i) **That option 1: the boardwalk path be approved at an estimated cost of £24,987.**
- ii) **That the nomination for Cllr K Bright to join the committee be approved.**

716. QUESTIONS AND/OR OBSERVATIONS FROM THE ELECTORATE OF BROADSTAIRS AND ST PETER'S.

Two members of the public were present but did not wish to speak at this point.

717. PLANNING COMMITTEE

Members received the minutes of the meeting held on Monday 6 October 2025.

RESOLVED: Members agreed to note.

718. COMMITTEE ASSETS COMMITTEE

i) Members received the minutes of the extraordinary meeting held on Tuesday 7 October 2025.

RESOLVED:

- i) **That the Heads of Terms offered by TDC on the War Memorial can be accepted.**
- ii) **That a solicitor be appointed to oversee the transfer**
- iii) **That a working group be appointed to explore options surrounding TDC's disposal of Pierremont depot more fully**
- iv) **That a Terms of reference for the group be drafted**
- v) **That a site visit be requested as a matter of urgency**
- vi) **That a meeting of the Head of Property and BSPTC councillors be requested.**

ii) Members considered a request from Cllr K Bright to join the committee.

RESOLVED: That the nomination be approved.

iii) Members received and considered the aforementioned draft Terms of Reference for the Depot Working Group.

RESOLVED: That with the agreed amendments the document can be approved.

719. FINANCE AND GENERAL PURPOSES COMMITTEE

Members received the draft minutes of the meeting held on Monday 13 October 2025.

RESOLVED: That the appointment of Cllr Leys to the committee be approved.

720. ALLOTMENTS AND LAND COMMITTEE

This item was discussed at minute 715.

721. COMMUNICATIONS

i) The Town Mayor gave a report on his activities on behalf of the Council over the last month. Please see attached.

ii) Members received two reports from the Town Clerk.

The co-option process to fill the current vacancy on the Council is now underway, the time for calling an election having passed. The report explained timeframes and details of where the vacancy had been publicised. Since sending out the written report, the vacancy has also been published on social media and on the Isle of Thanet news website.

Community Conversations: The Secretary of the East Thanet NEM had sent on a report detailing recent changes in the way the Police and TDC Community Safety Partnership is working and asking Council whether they felt things were moving in the right direction. The Secretary was present and answered some of Council's questions. She was unsure whether her role had become redundant since she had not received any official notice but the NEM itself no longer appeared to exist.

RESOLVED: that the Town Clerk seek some clarity with TDC officers.

722. FINANCE

i) Members received a report concerning payments for the period 24 September 2025 to 17 October 2025 (see agenda).

RESOLVED: That the payments be approved.

ii) Members received a report concerning receipts for the period 24 September 2025 to 17 October 2025 (see agenda).

RESOLVED: That the report be noted.

iii) Members received a summary of staff salaries totalling £47,128.30 for the month of October.

RESOLVED: Members agreed to note.

iv) Members received information about works or services authorised between meetings under financial regulation 4.1 (see attached).

RESOLVED: That the payments be approved.

v) Members received a report concerning payments for the period 18 October 2025 when the agenda was sent out until 27 October 2025.

None to report.

vi) Members considered transferring £200,000 from the Unity Trust current account to the NatWest current account to assist day to day expenditure.

RESOLVED: That the transfer be approved.

723. BUDGETS AND ACCOUNTS

i) Members received and considered a summary report of payments and receipts as to 30 September 2025 (end of qu. 2) in line with Standing order 17c.

RESOLVED: members agreed to note.

ii) Members received and noted the bank reconciliation report dated 30 September 2025 (end of Qu2) in line with Fin Reg 2.2.

RESOLVED: members agreed to note.

iii) Members received and noted the transparency report for Qu1 in line with Local Government Transparency Code 2014.

RESOLVED: members agreed to note.

724. YOUTH FORUM

Members received the minutes of the meeting held on Wednesday 1 October 2025. Cllr J Bright drew members attention to the new project being undertaken by the Civic and Support Officer and the Events Supervisor in collaboration with the Charles Dickens School and commended them on such an exciting initiative.

RESOLVED: members agreed to note.

725. PIERREMONT DEPOT

The Town Clerk reported that the Friends of Pierremont Park had arranged a meeting to take place on Thursday 6 November 2025 in Pierremont Hall. This is a public meeting and open to all. It will not be council led although councillors and officers may wish to attend.

RESOLVED: that since the group meets the agreed criteria, the use of the Council Chamber may be offered free of charge.

Members considered whether the Town Council's position was being misrepresented via social media. It was agreed that the position is not yet clear pending a site visit. Since TDC has stated the Town Council can be offered no preferential treatment there is nothing to be done until the marketing pack is released. At that point the newly established working group can react with more agility than a committee.

RESOLVED: that a public statement is not necessary at the present time since all discussions regarding the depot have been held in public meetings with minutes published online.

726. PRIDE OF PLACE

Members received a copy of a letter from the Chamber of Commerce to the local MP and to the leader of TDC and considered making a similar representation.

RESOLVED: That the newly established Pierremont Depot working group be charged with monitoring the yet to be announced administrative procedure for the funding and build a proposal once more detail is known. This function of the group to be added in to the Terms of Reference agreed at minute 718 iii).

727. COMMUNITY AWARDS

i) Members considered nominations for the KALC Community Awards.

RESOLVED: That Inspiration Creative and Victoria Suchak be nominated for the awards.

ii) Members considered nominations for The Thanet Community Champions Award.

RESOLVED: that Thanet Wanderers SEND section and The Gap Project be nominated for awards.

The Town Clerk requested that Councillors email her with information to help support the nominations since the process is competitive and the best case must be made.

728. FREEDOM OF INFORMATION POLICY AND PUBLICATION SCHEME

Members received and reviewed the document.

RESOLVED: That the document be approved.

729. GIFT AND HOSPITALITY POLICY

Members received and reviewed the document.

RESOLVED: That the document be approved.

The Town Clerk reminded members that by reviewing the documents it was implied they had understood and acknowledged the contents.

The following item was discussed after a resolution to exclude the public under standing order 3d due to the confidential nature of the business.

730. COMMERCIAL LANDLORD ISSUES.

The Town Clerk updated members on the remedial works at Retort House undertaken recently. It was noted that the three-month period for TDC to decide whether they would like to buy back the building has nearly expired.

Other issues to be dealt with under the next item.

731. LEGAL ISSUES

The recent formal complaint had resulted in action. The Town Clerk presented members with a letter from the senior partner of Brachers offering an apology and promising an improved service going forward. He also offered a meeting at which the relationship with the Town Council could be "reset". It was noted that the letter did not refer to advice regarding the pre-emption agreement with TDC.

RESOLVED: that such a meeting be accepted on condition that the Town Council will not be charged a fee, and that a proper service level agreement with measurable goals and timeframes be discussed and agreed.

Letters from two further solicitors had been received by the Town Clerk that day with some complex information requiring careful consideration.

RESOLVED:

i) That the queries regarding the new leases be dealt with by the Town Clerk, the Facilities Manager and Cllr Munns.

ii) That the advice regarding the former tenant be dealt with by a meeting of the legal committee to take place on Thursday 30 October.

732. STAFF MANAGEMENT COMMITTEE

i) Members received the minutes of the meeting held on Wednesday 15 October 2025 and considered the recommendations of the committee.

RESOLVED: That all the recommendations be approved.

Members of the public, had any been in attendance, would have been permitted to re-enter the meeting.

733. DATE OF NEXT MEETING

Monday 24 November 2025 at 7pm in Pierremont Hall

Meeting closed at 8.40 pm

Signed _____

Date _____

DRAFT