



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 3 NOVEMBER 2025

Present: Cllrs J Bayford, M Garner, P Moore
Deputy Town Clerk – Julie Belsey

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

482 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.

483 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from Cllr S Roberts and Cllr K Pressland. Cllr E Orhan was not in attendance.

484 DECLARATIONS OF INTEREST

There were no declarations of interest.

485 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 6th October 2025.

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

None

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

None

488 CORRESPONDENCE

None

489 CHAIR'S REPORT

None

490 SECTION 106

The Deputy Town Clerk to contact the Planning Officer and cc in Iain Livingston at TDC, regarding planning application 25/0372, Land South Of Millennium Way Broadstairs Kent, requesting s106 funding for the Mockett's Wood pathway – citing that it is investing in the community, it is a public amenity and is for the betterment of the local community.

491 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.

492 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

25/0998/ML 21 Kings Avenue, Broadstairs CT10 1DJ
25/1024/VKB 23 Walmsley Road, Broadstairs CT10 2BH
25/0989/DR 5 Rosetower Court, Broadstairs CT10 3BG
25/1013/DR 58 Stanley Road, Broadstairs CT10 1BN
25/1007/GD 8 Percy Avenue, Broadstairs CT10 3LB
25/1037/GD Former Homebase, 1 Westwood Gateway, Margate Road, Broadstairs CT10 2QU
25/1103/DR Flat 7 Naldera, Cliff Promenade, Broadstairs CT10 3QY
25/0937/DR 74 Albion Road, Broadstairs CT10 2UR
25/1031/GD 16 Oaklands Avenue, Broadstairs CT10 2SQ

493 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/25/1088/MM 16 Kingsgate Avenue, Broadstairs CT10 3QP
The Committee unanimously recommends REFUSAL to this application as reductions are likely to be over 25%, which goes against the Broadstairs & St Peter's Town Council Neighbourhood Plan Policy BSP3: Protecting and Providing Important Trees. The Committee requests that the Tree & Conservation Manager appraises this application to assess the percentages, and if over 20%, the application is refused.

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 Tree & Conservation Manager.

The Planning Committee request that the stance and recommendations in the TDC Tree & Conservation Manager 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)

TCA/25/1076/MM 6 Vicarage Street, Broadstairs CT10 2SG

TPO/25/1081/MM 24 Harrow Dene, Broadstairs CT10 2XF

494 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 1st December 2025.

Meeting closed at 19:08
Deputy Town Clerk