



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 1 DECEMBER 2025

Present: Cllrs J Bayford, M Garner, P Moore, E Orhan (Vice Chair)
In Attendance: Cllr P Jacobs GM
Deputy Town Clerk – Julie Belsey

Minutes marked * require a resolution from the Town Council

495 OPENNESS AND TRANSPARENCY

Cllr Orhan 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.

496 APOLOGIES FOR ABSENCE

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

497 DECLARATIONS OF INTEREST

There were no declarations of interest.

498 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 3rd November 2025.

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

None

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

None

501 CORRESPONDENCE

i) Correspondence received from Cornerstone regarding the proposed base station upgrade at the rear of Asda car park was NOTED.

ii) Correspondence received from KCC Public Footpaths regarding footpath TB48 (Park Avenue, Broadstairs) definitive map modification order was NOTED.

Members asked the Deputy Town Clerk to email KCC Public Footpaths to enquire as to whether this footpath would be accessible to the disabled.

502 CHAIR'S REPORT

None

503 SECTION 106

The Deputy Town Clerk informed Committee Members that an email has been sent to the Planning Officer and 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. No reply from either has been received.

Cllr Garner will discuss S106 and response to emails at the next Thanet District Council Parish and Town Council meeting on 16th December 2025.

504 NEIGHBOURHOOD PLAN BUSINESS

Discussion regarding community members for the Sub Committee will commence early in 2026.

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.

505 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):

25/0997/MH	Seafront Suite, The Parade, Broadstairs CT10 1LZ
A/25/1101/DF	460 Margate Road, Broadstairs CT10 2PR
L/25/0904/VKB	16-18 Albion Street, Broadstairs CT10 1LU
25/1058/DR	11 Queens Avenue, Broadstairs CT10 1EH
25/1153/DR	48 Park Avenue, Broadstairs CT10 2EY
25/1159/VKB	38 Lindenthorpe Road, Broadstairs CT10 1BQ
25/1164/DR	28 Whiteness Green, Broadstairs CT10 3JS
PN15/25/1176/GD	East Kent College, Ramsgate Road, Broadstairs CT10 1PN
25/1071/DR	18 Vere Road, Broadstairs CT10 1JF
25/1195/DR	13 Luton Avenue, Broadstairs CT10 2DH
25/1212/DR	34 Waldron Road, Broadstairs CT10 1TB
25/1184/VKB	21 Cornwallis Gardens, Broadstairs CT10 1DW
25/1201/MH	Land Adjoining 75 Northwood Road, Broadstairs
25/1213/ML	11 Rosemary Gardens, Broadstairs CT10 2ET

506 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/25/1121/MM East Kent College, Ramsgate Road, Broadstairs CT10 1PN
The Committee unanimously recommends REFUSAL as the application does not give the percentages required for the Committee to make an informed decision in conjunction with our Neighbourhood Plan policies. The Town Council asks that percentages are requested for all tree works to ascertain the impact on the trees.

TPO/25/1227/MM East Kent College, Ramsgate Road, Broadstairs CT10 1PN
The Committee unanimously recommends REFUSAL as the application does not give the percentages required for the Committee to make an informed decision in conjunction with our Neighbourhood Plan policies. The Town Council asks that percentages are requested for all tree works to ascertain the impact on the trees.

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 Tree and Conservation Manager.
 - 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/25/1181/MM	55 Lanthorne Road, Broadstairs CT10 3NA
TPO/25/1180/MM	57 The Silvers, Broadstairs CT10 2LZ
TCA/25/1234/MM	Flat 3, 2 Wrotham Road, Broadstairs CT10 1QG

507 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Tuesday 13th January 2026 at 7pm.

Meeting closed at 19:14
Deputy Town Clerk