



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

TUESDAY 13TH JANUARY 2026

Present: Cllrs J Bayford, M Garner, S Roberts (Chair)
Deputy Town Clerk – Julie Belsey
In attendance: 6 members of public

Minutes marked * require a resolution from the Town Council

508 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.

509 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from Cllr K Pressland and Cllr P Jacobs GM. Cllr P Moore and E Orhan were not in attendance.

510 DECLARATIONS OF INTEREST

There were no declarations of interest.

511 MINUTES OF THE LAST MEETING

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

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

Minute 501 (ii) The Deputy Town Clerk received a reply from KCC PROW regarding whether footpath TB48 would be accessible to the disabled. We have been informed that as the path was only ever earth/mud, that it is unlikely that they will look to surface it or make any improvements.

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

None

514 CORRESPONDENCE

None

515 CHAIR'S REPORT

None

516 SECTION 106

The Deputy Town Clerk informed Committee Members that an email to chase up a reply regarding regarding planning application 25/0372, Land South Of Millennium Way Broadstairs Kent, requesting s106 funding for the Mockett's Wood pathway has been sent, and again, no reply or acknowledgement has been received. Cllr Garner will mention this to the officers at the Planning Committee meeting at TDC on Wednesday 14 January 2026.

517 NEIGHBOURHOOD PLAN BUSINESS

A meeting will be arranged for during the first quarter of this year to discuss engagement of the community to become members of the sub-committee.

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 matters.

518 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

In accordance with Standing Orders 3e, 3f and 3g, Tessa Sheriff addressed the Committee on application 25/1055/DF - 51 Dumpton Park Drive, Broadstairs CT10 1RH

25/1055/DF 51 Dumpton Park Drive, Broadstairs CT10 1RH
The Committee unanimously recommends REFUSAL due to the overbearing nature and the close proximity to the neighbour's property.

Tessa Sherriff and one other member of public left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Lawrence Beckett addressed the Committee on application 25/1265/DR – 21 Bromstone Road, Broadstairs CT10 2HJ

25/1265/DR 21 Bromstone Road, Broadstairs CT10 2HJ
The Committee unanimously recommends REFUSAL due to the impact on the loss light, overlooking and loss of privacy to the neighbouring property.

Lawrence Beckett and one other member of public left the meeting.

In accordance with Standing Orders 3e, 3f and 3g, Phil Carter addressed the Committee on application 25/1303/DR – 47 Fitzroy Avenue, Broadstairs CT10 3LS

25/1303/DR 47 Fitzroy Avenue, Broadstairs CT10 3LS
The Committee unanimously recommends REFUSAL due to loss of light and loss of privacy to the neighbouring property.

Phil Carter and one other member of public left the meeting.

25/1230/VKB Kent House Nursing Home, Fairfield Road, Broadstairs CT10 2JY
The Committee unanimously recommends REFUSAL as the application is without a proper KCC Highways survey regarding the traffic generation and parking.

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

25/1282/MH	Hamilton Lodge, Bishops Avenue, Broadstairs CT10 1EQ
25/1306/ZD	166 Percy Avenue, Broadstairs CT10 3LF
25/0835/GD	Sweet Yesterday's, 33 High Street, Broadstairs CT10 1JR
25/1243/MH	54 Albion Street, Broadstairs CT10 1NF
25/1240/DR	Flat 5, 5 Chandos Square, Broadstairs CT10 1QW
L/25/1277/VKB	Little Holland House, Kingsgate Bay Road, Broadstairs CT10 3QL
25/1315/ML	7 Alderney Gardens, Broadstairs CT10 2TN
A/25/0888/VKB	Asda Stores, Westwood Road, Broadstairs CT10 2AL
25/1302/ML	5 Fairacre, Broadstairs CT10 2JN
L/25/1216/GD	The Yarrow, East Kent College, Ramsgate Road, Broadstairs CT10 1PN
25/1299/DR	39 Lindenthorpe Road, Broadstairs CT10 1BG
25/0971/GD	St Peter's Recreation Ground, Callis Court Road, Broadstairs CT10 3AE
25/1347/DF	28 High Street, Broadstairs CT10 1LH
25/1317/VKB	43 Rumfields Road, Broadstairs CT10 2PQ

25/1338/GD
25/1327/MH

44 Osbourne Road, Broadstairs CT10 2AF
Elmwood Farm, Elmwood Avenue, Broadstairs CT10 3PA

519 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/25/1337/MM

9 Dane Court Gardens, Broadstairs

The Committee unanimously recommends REFUSAL as the application is devoid of detail so the Committee is unable to quantify the overall 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/25/1242/MM
TPO/25/1253/MM
TCA/25/1263/MM
TCA/25/1264/MM
TPO/25/1262/MM
TPO/25/1254/MM
TPO/25/1304/MM
TPO/25/1312/MM
TPO/25/1379/MM

4 Crawford Road, Broadstairs CT10 2BB
7 Fitzroy Avenue, Broadstairs CT10 3LS
1 Dominic Court, Broadstairs CT10 2TW
2 Dominic Court, Broadstairs CT10 2TW
48 Selwyn Drive, Broadstairs CT10 2SW
2 Upton Grange, Broadstairs CT10 2NS
The Treasury, Bishops Avenue, Broadstairs CT10 1EQ
Land Adjacent to 10 Guy Close, Broadstairs CT10 3NF
Glenalmond, 39 Mildreds Avenue, Broadstairs CT10 2BX

520 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING
Next meeting: Monday 2 February at 7pm.

Meeting closed at 19:54
Deputy Town Clerk

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