



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 2ND FEBRUARY 2026

Present: Cllrs J Bayford, M Garner, P Jacobs, P Moore, E Orhan, S Roberts (Chair)
Deputy Town Clerk – Julie Belsey

Minutes marked * require a resolution from the Town Council

521 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.

522 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from Cllr K Pressland.

523 DECLARATIONS OF INTEREST

There were no declarations of interest.

524 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 13th January 2026

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

There were no matters arising.

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

None

527 CORRESPONDENCE

None

528 CHAIR'S REPORT

None

529 SECTION 106

Cllr Garner confirmed that section 106 would be an item on the next Town and Parish Forum held at Thanet District Council.

530 NEIGHBOURHOOD PLAN BUSINESS

A recommendation for Cllr P Jacobs to be appointed on to the Neighbourhood Plan Sub-Committee to be taken to full Council on 23rd February 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 matters.

531 PLANNING APPLICATIONS

- i) There were no reserved planning applications to discuss.
- ii) **No Comment** was made on all other applications on the weekly lists (all unanimous):

25/1293/ML	115 Percy Avenue, Broadstairs CT10 3LD
25/1349/DF	24 Westwood Cross, Margate Road, Broadstairs CT10 2BF
A/25/1350/DF	24 Westwood Cross, Margate Road, Broadstairs CT10 2BF
26/0016/VKB	8 Stone Road, Broadstairs CT10 1DY
25/1285/ML	The Lookout, The Harbour, Broadstairs CT10 1EU
26/0030/ML	3 The Ridgeway, Broadstairs CT10 2HB
L/25/1377/VKB	16-18 Albion Street, Broadstairs CT10 1LU
25/1376/VKB	16-18 Albion Street, Broadstairs CT10 1LU
25/1280/GD	173 Westwood Road, Broadstairs CT10 2NR

532 WORKS TO TREES IN CONSERVATION AREAS/TREE PRESERVATION ORDERS/ HEDGEROW REMOVAL APPLICATIONS

- i) There were no reserved tree applications to discuss.
- 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/26/0015/MM	St Peter's Churchyard, St Peter's Footpath, Broadstairs CT10 2RA
TPO/26/0035/MM	2 Crown Cottages, Pearsons Way, Broadstairs CT10 3JE

533 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 2 March 2026 at 7pm.

Meeting closed at 19:05
Deputy Town Clerk