



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 2<sup>ND</sup> MARCH 2026

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

**Minutes marked \* require a resolution from the Town Council**

**534 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.

**535 APOLOGIES FOR ABSENCE**

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

**536 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**537 MINUTES OF THE LAST MEETING**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 2<sup>nd</sup> February 2026

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

None

**539 CORRESPONDENCE**

i) The Committee received correspondence regarding the removal of the telephone box at The Broadway. The Committee confirmed that they were happy with the removal as the phone box is one of the modern ones.

ii) The Committee received and noted the Sealink Notification of Hearings letter, taking place between Tuesday 24<sup>th</sup> March and Friday 27<sup>th</sup> March 2026.

iii) The Committee received and noted the Northwood Court, Millennium Way letter informing of the appeal for this application and the in-person inquiry taking place between Tuesday 24<sup>th</sup> and Tuesday 31<sup>st</sup> March.

iv) The Committee received and noted the Manston Airport 2026 Airspace Change Consultation taking place from Monday 16<sup>th</sup> March to Monday 22<sup>nd</sup> June 2026.

**540 CHAIR'S REPORT**

None

**541 SECTION 106**

Section 106 was not discussed at the last Thanet District Council Town and Parish Forum meeting, however it will be kept on the agenda.

**542 NEIGHBOURHOOD PLAN BUSINESS**

A Neighbourhood Plan Sub-Committee meeting has been arranged for Tuesday 10<sup>th</sup> March at 11am. An agenda will be sent out this week.

*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.*

#### **543 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, Felicity Lewis addressed the Committee on application 26/0052/GD – 10 The Vale, Broadstairs CT10 1RB*

26/0052/GD 10 The Vale, Broadstairs CT10 1RB

The Committee unanimously recommends REFUSAL due overdevelopment in mass and scale to the existing site and out of keeping in decision to the side and rear elevations.

The Committee also draws the attention to the Tree Officer's comments regarding the applicant's intent to remove the frontage tree before applying to facilitate the new vehicular access is a significant concern. Under BS 5837:2012, trees are a material consideration in the planning system, and their quality should be assessed independently of development proposals to inform the design; and also Highways comments - The applicant has rightly noted that as the visibility splays cross third party land and as such the relevant legal agreements would be required to ensure maintenance of splays can be secured via suitably worded planning condition, to prevent obstruction over 1.05m in height. If these cannot be obtained for any reason, the access arrangements would not be acceptable. Therefore until such agreements can be evidenced, I wish to place a holding objection.

*Felicity Lewis left the meeting.*

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

26/0071/ML 60 Kings Avenue, Broadstairs CT10 1DN  
26/0086/DR 49 Hugin Avenue, Broadstairs CT10 3HP  
26/0055/MH 130 Botany Road, Broadstairs CT10 3SE  
26/0101/ML 50 Eastern Esplanade, Broadstairs CT10 1DU  
26/0146/DR 23 The Paddocks, Broadstairs CT10 3AJ

#### **544 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)

TCA/26/0095/MM      28 Granville Road, Broadstairs CT10 1QB  
TCA/26/0108/MM      Flat 2, 7 Chandos Square, Broadstairs CT10 1QN

**545 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING**

Next meeting: Tuesday 7<sup>th</sup> April 2026 at 7pm

Meeting closed at 19:32  
Deputy Town Clerk