



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

TUESDAY 7TH APRIL 2026

Present: Cllrs J Bayford, P Moore, S Roberts (Chair)
Deputy Town Clerk – Julie Belsey

Minutes marked * require a resolution from the Town Council

546 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.

547 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from Cllr M Garner.
Not in attendance – Cllrs P Jacobs, E Orhan, K Pressland.

548 DECLARATIONS OF INTEREST

There were no declarations of interest.

549 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 2nd March 2026

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

None

551 CORRESPONDENCE

i. Following receipt of the agenda from Thanet CPRE for Monday 13th April, the Committee were asked if the Town Council should have a formal appointment to this group.

RESOLVED

The Committee AGREED to a formal appointment and nominations for this will be on the first Council agenda of the new civic year.

552 CHAIR'S REPORT

None

553 SECTION 106

None

554 NEIGHBOURHOOD PLAN BUSINESS

i. The minutes of the Neighbourhood Plan Sub Committee meeting held on 10th March 2026 were RECEIVED and NOTED.

ii. The potential 3rd Edition of the Neighbourhood Plan due in 2028 was discussed.

RESOLVED

The Committee AGREED to proceed with the 3rd Edition of the Neighbourhood Plan, with a budget to be added in the 2027/2028 financial year.

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.

555 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

26/0162/DR 8 Seven Stones Drive, Broadstairs CT10 1TW
The Committee unanimously recommends REFUSAL due to loss of privacy and the overbearing nature of the proposed application to the neighbouring property.

ii) The Committee recommends **NO OBJECTION WITH CONCERNS** to the applications listed below:

26/0201/DR 36 Radley Close, Broadstairs CT10 1BT
The Committee unanimously recommends NO OBJECTION WITH CONCERNS. Consideration should be taken regarding noise and ensuring that suitable noise insulation is put in place and that the 45° rule of light is checked.

iii) The Committee recommends **NO OBJECTION** to the applications listed below:

26/0077/MH 11 Nelson Place, Broadstairs CT10 1HQ
The Committee unanimously recommends NO OBJECTION.

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

26/0143/VKB 7 The Ridgeway, Broadstairs CT10 2HB
26/0079/AH Sundance and Land Adj, Cliff Road, Broadstairs
26/0190/DR 4 Lerryn Gardens, Broadstairs CT10 3BH
26/0245/ML 90 Kingsgate, Broadstairs CT10 3LW
26/0226/DR 20 Cornwallis Gardens, Broadstairs CT10 1DW
26/0240/ML 29 Salisbury Avenue, Broadstairs CT10 2DU
L/26/0274/VKB 16-18 Albion Street, Broadstairs CT10 1LU
26/0104/VKB 169 Beacon Road, Broadstairs CT10 3DQ
25/0997/AH Seafront Suite, The Parade, Broadstairs CT10 1LZ
26/0264/DF 66 Dumpton Park Drive, Broadstairs CT10 1RJ

556 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/26/0159/MM	2 Oakridge, Woodland Way, Broadstairs CT10 3QE
TPO/26/0158/MM	38 Selwyn Drive, Broadstairs CT10 2SW
TPO/26/0165/MM	42 Luton Avenue, Broadstairs CT10 2DH
TPO/26/0148/MM	Hamilton Lodge, Bishops Avenue, Broadstairs CT10 1EQ
TPO/26/0120/MM	51 Lanthorne Road, Broadstairs CT10 3NA
TPO/26/0204/MM	33 Ranelagh Grove, Broadstairs CT10 2TE
TPO/26/0228/MM	23 Old Green Road, Broadstairs CT10 3BP
TPO/26/0245/MM	90 Kingsgate Avenue, Broadstairs CT10 3LW
TPO/26/0266/MM	19 Old Green Road, Broadstairs CT10 3BP
TPO/26/0267/MM	37 Selwyn Drive, Broadstairs CT10 2SW

557 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Tuesday 5th May 2026 at 7pm

Meeting closed at 19:30
 Deputy Town Clerk