



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

TUESDAY 5TH MAY 2026

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

Minutes marked * require a resolution from the Town Council

558 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.

559 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from Cllr K Pressland.
Not in attendance – Cllr P Jacobs

560 DECLARATIONS OF INTEREST

There were no declarations of interest.

561 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 7th April 2026

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

None

563 CORRESPONDENCE

i. The Committee NOTED the correspondence received from Cornerstone regarding the proposed telecommunications site at East Kent College. No comments were made.

ii. The Committee RECEIVED and NOTED the information regarding the limited power the local planning authority has on work to tree applications:

No Power to Request Additional information: Under the Town and Country Planning (Tree Preservation) (England) Regulations 2012, the local planning authority has not power to require information or evidence beyond what I specified in the standard application form.

Legal Responsibility: The legal burden for protecting wildlife rests solely with the person carrying out the work. Anyone performing tree works, even under a granted consent or an exception, must ensure they do not contravene separate laws protecting species such as birds and bats.

564 CHAIR'S REPORT

None

565 SECTION 106

Section 106 will be on the agenda for the Town & Parish Liaison meeting.

566 NEIGHBOURHOOD PLAN BUSINESS

None

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.

567 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

26/0217/DF Lincoln Cottage, Northdown Hill, Broadstairs CT10 3JD
The Committee unanimously recommends REFUSAL, echoing the concerns raised by KCC Highways, Environmental Health and the Tree Officer. The Town Council would like to see all issues adhered to.

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

26/0328/MH 15 Waldron Road, Broadstairs CT10 1TB
The Committee unanimously recommends NO OBJECTION WITH CONCERNS due to the potential overlooking of neighbouring properties.

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

PIP/26/0296/MH 17 The Pines, Broadstairs CT10 2NL – TDC Planning made the decision prior to this meeting: REFUSE PERMISSION.
L/26/0167/ML The Lookout, The Harbour, Broadstairs CT10 1EU
26/0341/ML 4 Speke Road, Broadstairs CT10 2UB
26/0357/VKB 10 Cherry Gardens, Broadstairs CT10 2NE
26/0352/DR Northcliffe Gardens, Broadstairs CT10 3AL
L/26/0360/DF Flint Cottage, Bromstone Road, Broadstairs CT10 2HT
26/0374/ML 17 Capel Close, Broadstairs CT10 3LR
L/26/0305/ML Kingsgate Castle, Joss Gap Road, Broadstairs CT10 3PH
A/26/0039/ML Perrys Motor Sales Limited. 109 Westwood Road, Broadstairs CT10 2NP
26/0377/DR Miles and Barr, 43-45 High Street, Broadstairs CT10 1JR
26/0210/VKB 17&18 Westwood Cross, Margate Road, Broadstairs CT10 2BF
26/0287/AH Buckmaster Memorial Home, 7 Western Esplanade, Broadstairs CT10 1TG
26/0317/MH 26 Fitzroy Avenue, Broadstairs CT10 3LS
26/0193/ML 154 Percy Avenue, Broadstairs CT10 3LE
26/0272/ML 2 Oakridge, Woodland Way, Broadstairs CT10 3QE

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

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

TPO/26/0340/MM Hackendon Cottage, Elmwood Avenue, Broadstairs CT10 3PA
The Committee unanimously recommends REFUSAL to this excessive application of felling 8 healthy trees. This goes against Policy BSP3 of the Broadstairs and St Peter's Neighbourhood Plan. The Town Council requests that the Thanet Council Tree Officer inspects the property to ensure that no trees are removed in the interim period and ensure that all trees are inspected prior to a decision being made.

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/26/0294/MM	77 The Vale, Broadstairs CT10 2BY
TPO/26/0348/MM	43 Selwyn Drive, Broadstairs CT10 2SW
TPO/26/0244/MM	9 Grenville Way, Broadstairs CT10 2JR
TPO/26/0247/MM	34 Old Green Road, Broadstairs CT10 3BP

569 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 1st June 2026 at 7pm

Meeting closed at 19:40
Deputy Town Clerk