



# Broadstairs & St. Peter's Town Council

## PLANNING COMMITTEE MINUTES

MONDAY 1<sup>ST</sup> JUNE 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**

**570 ELECTION OF CHAIR AND VICE CHAIR FOR THE CIVIC YEAR 2026/27**

Cllr Steve Roberts was nominated and voted in as Chair  
Cllr E Orhan was nominated and voted in as Vice Chair

**571 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.

**572 APOLOGIES FOR ABSENCE**

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

**573 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**574 TERMS OF REFERENCE**

The draft Terms of Reference were agreed for the Civic Year 2026/27 with no changes.

**575 MINUTES OF THE LAST MEETING**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Tuesday 5<sup>th</sup> May 2026.

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

None

**577 CORRESPONDENCE**

None

**578 CHAIR'S REPORT**

None

**579 SECTION 106**

Section 106 was discussed at the Town and Parish Forum. Town and Parish Councils are urged to have a discussion with developers at the earliest stage, with developers encouraged to contact the local councils at pre application stage. This should be considered, with a Councillor representing the Town Council discussing any projects that would benefit from S106 funding.

**580 TREES**

i. The Deputy Town Clerk contacted TDC's Planning Assistant for Trees asking how we can improve our comments on tree applications. A very informative email was received back with some extremely helpful feedback which the Planning Committee agreed would be used going forward.

ii. Following on from the above, discussion took place regarding the appointment of a Voluntary Tree Warden, which the Town Council has been without for a period of time.

**It was agreed that this should go ahead to be approved at Full Council, with a robust set of terms of reference applied to the position.**

#### **581 NEIGHBOURHOOD PLAN BUSINESS**

It was agreed that the next Neighbourhood Plan Sub-Committee meeting should be postponed until the new council is in place in the Civic Year 2027/28, as this would be the Council to take on the 3<sup>rd</sup> Edition. Budget for this should be put in place for the financial year commencing April 2027.

*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.*

#### **582 PLANNING APPLICATIONS**

RESOLVED that the applications be dealt with as detailed below:

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

R/26/0389/EF Former British Gas Holders Site, Northdown Road, Broadstairs CT10 2UW

The Committee unanimously recommends NO OBJECTION WITH CONCERNS being brought forward regarding the addition of the second access road.

The Committee also expresses a further interest in Section 106 funding from this application.

As you maybe aware, Broadstairs and St Peter's Town Council own Mockett's Wood, located off Hopeville Avenue in St Peter's. In 2024 we implemented a Management Plan for the woods, with 3 objectives:

- Objective 1: Manage existing habitats to enhance biodiversity within the woodland.
- Objective 2: Ensure the woodland is welcoming, safe and accessible.
- Objective 3: Maintain and improve the woodland condition.

Our Woodland Officer has been undertaking the works and has produced and costed for an accessible path through the woods. The current pathway through the woods is an ill-defined area of bark chippings, which requires regular replacing, has an impact on the vegetation within the woods as the bark spreads and is not ideal for those with mobility issues, in wheelchairs, or for pushchairs. The new pathway will allow access for all and will also enable areas to rewilded which had previously ceased to grow from the spread of the bark chippings. It will also allow for growth underneath, which will encourage natural habitats for insects. It has a 20+ year lifespan, with easy repairable sections.

The path costing is £25,000, with all labour being undertaken by Town Council staff. The new path is investing in the community; it is within a public amenity just a short distance from the proposed application and is for the betterment of the local community. Mockett's Wood is used regularly by dog walkers, school children and local community residents.

Section 106 funding associated with the planning application OL/TH/21/0774 has a sum of money which was included for Public Rights of Way. £12,000 has been identified for the purpose of resurfacing of part of the bridleway (TB21) to a hogginsurfaced path. This is the bridlepath surrounding Mockett's Wood. With the addition of an accessible pathway through the woods, this will add even more community value to the area.

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

26/0410/VKB Shore House, Cliff Road, Broadstairs CT10 3QZ  
26/0036/MH Flat 5, Balmoral Mansions, 27 Albion Street, Broadstairs CT10 1LU  
26/0416/DR 23 Grafton Road, Broadstairs CT10 3DN  
26/0315/ML 17 Old Green Road, Broadstairs CT10 3BP  
26/0437/MH Waterloo Shelter, Viking Bay, Harbour Street, Broadstairs  
26/0393/MH Flat 5, 12 Victoria Road, Broadstairs CT10 1QS  
26/0443/MH 28 Wardour Close, Broadstairs CT10 1LB  
26/0446/DR 4 Convent Road, Broadstairs, CT10 3BE  
26/0452/DF 12 Whitfield Avenue, Broadstairs CT10 3HX  
26/0200/VKB Flat 2, 39 Albion Street, Broadstairs CT10 1NE  
26/0471/DR 19 Cornwallis Gardens, Broadstairs CT10 1DW  
L/26/0316/DF Stone Lodge, North Foreland Road, Broadstairs CT10 3NJ  
26/0492/VKB 61 Lanthorne Road, Broadstairs CT10 3LX  
26/0420/GD Little Upton, Vale Road, Broadstairs CT10 2JJ  
26/0528/MH 108 Park Avenue, Broadstairs CT10 2EZ  
26/0408/MH 28 Carlton Avenue, Broadstairs CT10 1AQ  
26/0476/AH Hewden Hire Centre, 22 St Peter's Park Road, Broadstairs CT10 2BL  
26/0326/EF Land to the North of Fairlawn Road and the West of Northwood Road, Broadstairs  
26/0524/DR 45B Fitzroy Avenue, Broadstairs CT10 3LS

## 583 **WORKS TO TREES IN CONSERVATION AREAS/TREE PRESERVATION ORDERS/ HEDGEROW REMOVAL APPLICATIONS**

i) **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/26/0460/MH 2 Dominic Court, Broadstairs CT10 2TW

TPO/26/0491/MM 14 Fitzroy Avenue, Broadstairs CT10 3LS  
TPO/26/0536/MM Hamilton Lodge Bishops Avenue Broadstairs Kent CT10 1EQ

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

Next meeting: Monday 6<sup>th</sup> July 2026 at 7pm

Meeting closed at 19:31  
Deputy Town Clerk

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