



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 6TH JULY 2026

Present: Cllrs J Bayford (Acting Chair), M Garner, P Moore
Deputy Town Clerk – Julie Belsey

Minutes marked * require a resolution from the Town Council

585 OPENNESS AND TRANSPARENCY

Cllr Bayford 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.

586 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from Cllr P Jacobs, Cllr E Orhan and Cllr S Roberts.

587 DECLARATIONS OF INTEREST

There were no declarations of interest.

588 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 1st June 2026.

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

Mr Philip Castle spoke regarding the installation of a public car charger on land beside Prentis Greengrocer's in Belvedere Road, Broadstairs. Cllr Bayford thanked him and he was advised to apply for planning permission in the normal way with Thanet District Council. The Town Council's Planning Committee were in support of public car chargers within Broadstairs and St Peter's.

590 CORRESPONDENCE

The Deputy Town Clerk informed the Committee that Thanet District Council has given a notice of intention to commence local plan preparation of the Thanet Local Plan.

591 CHAIR'S REPORT

None

592 SECTION 106

None

593 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.

594 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:

26/0453/MH 20 St James Avenue, Broadstairs CT10 2RN
The Committee unanimously recommends NO OBJECTION WITH CONCERNS with regards to overlooking neighbouring properties and windows and the lack of attention and necessary paperwork for trees affected with this application.

26/0614/GD 110 Dumpton Park Drive, Broadstairs CT10 1RL
The Committee unanimously recommends NO OBJECTION WITH CONCERNS with potential overlooking.

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

26/0444/VKB 22 North Foreland Road, Broadstairs CT10 3NN
26/0568/GD 5 Wrotham Road, Broadstairs CT10 1QG
26/0308/DR 39 Percy Avenue, Broadstairs CT10 3LB
26/0494/DF Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
L/26/0495/DF Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
26/0506/GD East Kent Retail Park, Broadstairs
26/0531/DF Harrington Ironmongers, 1 York Street, Broadstairs CT10 1PD
26/0551/DR 101 Stone Road, Broadstairs CT10 1EB
26/0487/DR 3 Albion Street, Broadstairs CT10 1LU
26/0136/DF 11 Anson Close & 19 Horner close, Broadstairs CT10 2YB
26/0616/DR 25 Princess Anne Road, Broadstairs CT10 3HL
26/0608/GD 6-6A Luton Avenue, Broadstairs CT10 2DH
26/0607/DR 84 Bradstow Way, Broadstairs CT10 1AH
26/0510/DR 124 Westwood Road, Broadstairs CT10 2PB
26/0633/DR 2 Bridleway Gardens, Broadstairs CT10 2LG
26/0489/GD 39 Gladstone Road, Broadstairs CT10 2HY

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

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

TCA/26/0583/MM St Peter's Church, St Peter's Footpath, Broadstairs CT10 2RA
The Committee unanimously recommends REFUSAL until a full arboricultural report is produced. We also recommend that a minimum of a 1 to 1 replacement is put in place as per section 206 of the Town & Country Planning Act 1990.

TCA/26/0541/MM 30 Church Street, Broadstairs CT10 2TT
The Committee unanimously recommends REFUSAL. We object to the felling of healthy trees as per policy BSP3 of the Broadstairs & St Peter's Neighbourhood Plan Tree Strategy and request that a TPO is placed on both of these trees for future protection.

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/26/0577/MM	34 Old Green Road, Broadstairs CT10 3BP
TPO/26/0569/MM	12 Grange Road, Broadstairs CT10 3EP
TPO/26/0623/MM	Hawkswood, Woodland Way, Broadstairs CT10 3QD
TPO/26/0549/MM	1 Oakridge, Woodland Way, Broadstairs CT10 3QE
TPO/26/0592/MM	42 Selwyn Drive, Broadstairs CT10 2SW
TPO/26/0529/MM	6 Ellington Way, Broadstairs CT10 1FG
TCA/26/0637/MM	The Garden House, Devonshire Terrace, Broadstairs CT10 1HH
TPO/26/0663/MM	36 Selwyn Drive, Broadstairs CT10 2SW

596 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 3rd August 2026 at 7pm

Meeting closed at 19:31
Deputy Town Clerk