



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

MONDAY 3RD AUGUST 2026

Present: Cllrs J Bayford, F O'Connor, S Roberts (Chair)
Deputy Town Clerk – Julie Belsey

Minutes marked * require a resolution from the Town Council

597 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.

598 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from Cllr M Garner, Cllr P Jacobs and Cllr E Orhan. Not in attendance: Cllr P Moore (late apologies received).

599 DECLARATIONS OF INTEREST

There were no declarations of interest.

600 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 6th July 2026.

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

None

602 CORRESPONDENCE

None

603 CHAIR'S REPORT

None

604 SECTION 106

None

605 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.

606 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:

- 26/0708/GD 51 Stone Road, Broadstairs CT10 1DZ
The committee unanimously recommends **NO OBJECTION WITH CONCERNS**. The committee recommends that all Highway's conditions are complied with.
- 26/0699/GD 2 Lindenthorpe Road, Broadstairs CT10 1BG
The Committee unanimously recommends **NO OBJECTION WITH CONCERNS** – subject to Thanet District Council's tree conditions.

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

- 26/0685/DR 39 Lindenthorpe Road, Broadstairs, CT10 1BG
26/0727/VKB 5 Blazer Close, Broadstairs CT10 1FR
26/0726/DR 11 Hawkhurst Way, Broadstairs
L/26/0479/MH 4 Ranelagh Grove, Broadstaris CT10 2TE
26/0681/MH 5 The Ridgeway, Broadstairs CT10 2HB
A/26/0622/DF 1 Westwood Gateway, Margate Road, Broadstairs CT10 2QU

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

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

- TPO/26/0669/MM 49 Lanthorne Road, Broadstairs CT10 3NA
The Committee unanimously recommends **NO OBJECTION** with the following comments: While we recognise the statutory default is a 1:1 replacement, this tree holds high amenity value. We strongly urge the applicant to voluntarily adopt the Broadstairs Canopy Mitigation Matrix to plant additional smaller strains to offset localised canopy loss.
- TPO/26/0747/MM Manktelow Court, Ramsgate Road, Broadstairs CT10 2EG
The Committee unanimously recommends **NO OBJECTION** with the following comments: While we recognise the statutory default is a 1:1 replacement, this tree holds high amenity value. We strongly urge the applicant to voluntarily adopt the Broadstairs Canopy Mitigation Matrix to plant additional smaller strains to offset localised canopy loss.

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/26/0690/MM	4 Hildersham Close, Broadstairs CT10 2XD
TPO/26/0691/MM	3 Walnut Close, Broadstairs CT10 2EL
TPO/26/0695/MM	72 Magdalen Court, Broadstairs CT10 1DF

608 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 7th September 2026 at 7pm

Meeting closed at 19:20
Deputy Town Clerk