Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE
MINUTES

MONDAY 7TH SEPTEMBER 2026

Present: Cllrs J Bayford, M Garner, P Jacobs, E Orhan, S Roberts (Chair)
Deputy Town Clerk – Julie Belsey
3 members of public

Minutes marked * require a resolution from the Town Council

609 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.

610 APOLOGIES FOR ABSENCE
Apologies with reason were received and accepted from Cllr P Moore and Cllr F O'Connor.

611 DECLARATIONS OF INTEREST
There were no declarations of interest.

612 MINUTES OF THE LAST MEETING
RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 3rd August 2026.

613 QUESTIONS AND/OR OBSERVATIONS, OTHER THAN THOSE FOR SPECIFIC PLANNING APPLICATIONS, FROM THE ELECTORATE OF BROADSTAIRS AND ST PETER'S
Mr Cameron Morris addressed the Committee regarding the Thanet Local Plan Scoping Consultation. He asked that there is a commitment to protecting parks and open spaces, farmland and historic heritage and protection against urban sprawl in any comments that Broadstairs and St Peter's Town Council makes. The Chair thanked Mr Morris and stated that his remarks align with the Town Council's views.

614 CORRESPONDENCE
The Committee discussed the planning appeal for 17 The Pines and agreed that the Deputy Town Clerk would submit comments to the Planning Inspectorate requesting refusal of permission based on the policies within the Town Council's Neighbourhood Plan, BSP3 and BSP5.

615 NEW THANET LOCAL PLAN SCOPING CONSULTATION
The Committee received the Thanet Local Plan Consultation. It was agreed that the Deputy Town Clerk and Chair would draft comments to be brought back to Committee on 5th October ready to be forwarded by the closing date of 9th October.

Two members of the Broadstairs Society have offered their help in compiling the local heritage sites for the Town Council to incorporate into their comments. It was agreed that their wealth of knowledge within this area would be greatly appreciated. The Deputy Town Clerk will contact them to confirm that we would welcome their input.

Cllr Garner requested that the green space at St Peter's Court, is included within the comments to ensure that it is shown in the Local Plan.

616 PLANNING APPLICATIONS – NEW LEGISLATION

New Planning Legislation comes in from 31st October 2026. The new legislation for applications will not impact the Town Council's Planning Committee. District Council officers will now make decisions on minor residential applications up to 9 units, and minor commercial applications. These will not go to Thanet Council's Planning Committee. Applications will not be able to be 'called in' by ward Councillors. If they have an application they wish to be discussed, these will be taken to a meeting held two weekly between the Chair of Planning and the Head of Planning, who will review these applications and decide if they should be expedited.

The Town Council's Planning Committee will continue to reserve applications to be discussed within the Town Council's monthly planning meetings and all comments will still be uploaded onto the portal.

617 CHAIR'S REPORT

None

618 SECTION 106

None

619 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.

620 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

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

F/TH/26/0589 Café Grill, 96 High Street, Broadstairs CT10 1JB
The Committee unanimously recommends to SUPPORT this application.

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

PN12/26/0738	Silent Gliss Limited, Unit 1, Pyramid Business Park, Poorhole Lane, Broadstairs
FH/TH/26/0758	46 Park Avenue, Broadstairs CT10 2EY
F/TH/26/0881	87 Stone Road, Broadstairs CT10 1EB
FH/TH/26/0735	1 Osprey Rise, Broadstairs CT10 2US
A/26/0627/VKB	Units 17/18 Westwood Cross, Margate Road, Broadstairs CT10 2BF
FH/TH/26/0731	23 Old Green Road, Broadstairs CT10 3BP
F/TH/26/0785	Screwfix, Unit 8 Patricia Way, Pysons Road Industrial Estate, Broadstairs

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

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

TPO/TH/26/0653 1 Magdalen Court, Broadstairs CT10 1DE
The Committee unanimously recommends REFUSAL for this application as an application form is not shown on the portal, so a decision cannot be made without full information provided.

TCA/TH/26/0803 Hawthorne Lodge, West Cliff Avenue, Broadstairs CT10 1QA
The Committee unanimously recommends REFUSAL for this application as there are no independent technical reports provided with the application. In line with our Neighbourhood Plan policy BSP3, minor structural issues should explore engineering solutions rather than tree removal.

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/TH/26/0786 11 Upton Grange, Broadstairs, CT10 2NS
TPO/TH/26/0753 Lanthorne House, Lanthorne Road, Broadstairs CT10 3LX

622 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 5th October 2026 at 7pm

Meeting closed at 19:33
Deputy Town Clerk