



Broadstairs & St Peter's Town Council

COMMUNITY ASSETS COMMITTEE

Minutes of the meeting held on Monday 17 August 2026 at 7pm in the Council Chamber, Pierremont Hall

Present: Cllrs J Bright, M Garner, A Munns, J Nichols, S Roberts & G Rusiecki

Town Clerk: Kirsty Holroyd

Before the meeting began the Chairman, Cllr Munns welcomed everyone and drew their attention to the openness and transparency legislation confirmed in several notices around the room.

305. ELECTION OF A CHAIRMAN AND A VICE CHAIRMAN OF THE COMMITTEE FOR THE CIVIC YEAR 2026-27.

RESOLVED:

- i) That Cllr Alan Munns be appointed chairman of the committee for the 2026-27 civic year.**
- ii) That Cllr Steve Roberts be appointed vice chairman of the committee for the 2026-27 civic year.**

306. TERMS OF REFERENCE

RECOMMENDATION:

- i) that an additional two councillors are appointed to the committee at the next Council meeting.**
- ii) That the document be amended to state that the committee will meet monthly *or as necessary*.**

307. APOLOGIES FOR ABSENCE

Apologies with reason were accepted from Cllr John Nichols.

308. DECLARATIONS OF INTEREST

None

309. MINUTES

Members received the minutes of the meeting held on Monday 11 May 2026.

RESOLVED: That the minutes be signed as a true record by the Chairman.

310. QUESTIONS AND/OR OBSERVATIONS FROM THE ELECTORATE

Some members of St Peter's Court Green Spaces Group attended the meeting and expressed their concern at the neglect of the area. The land is currently unregistered and Crown Estates have been approached with regard to the group taking the land on. The group asked for assistance from the Town Council.

The chairman thanked the group for attending and explained the issue could not be discussed at that meeting since it was not on the agenda. However the group was

invited to work with a number of councillors and for the issue to be brought to full council via a private motion if so desired.

311. BANDSTAND AND KIOSK

i) Members received a report from the Town Clerk explaining that the licence to operate the kiosk expires in September 2027 and separately that TDC officers have made clear they wish to renew the lease with the Town Council which has been held over since 1997.

RESOLVED: Members agreed to note.

ii) Members received a table outlining Statutory Compliance and demonstrating how the Town Council's health and safety and maintenance obligations are set to increase considerably.

RESOLVED: Members agreed to note.

iii) Members received and considered the current lease with TDC.

RESOLVED: Members agreed to note.

iv) Members received the current licence for the kiosk tenant and observed how closely much of the licence matches the TDC lease.

RESOLVED: Members agreed to note.

v) Members considered how the Town Council wishes to continue its future involvement at the Bandstand.

RECOMMENDATION:

i) That the Town Council wishes to continue operating and managing the bandstand area.

ii) That the Town Clerk continue meeting with TDC officers to develop a Heads of Terms document.

iii) That both leasehold and freehold arrangements be considered.

iv) That since this process is likely to take some time, a one year extension to the current licence to operate be offered to the existing tenant, if this is acceptable to TDC.

312. PHASE III

i) Members received some design detail questions from TMD and the Town Clerk provided some documents detailing previous Town Council decisions to assist. All agreed no information regarding future use of the building after LGR had yet come to light.

RESOLVED:

i) That the allocation of space in the basement remain as agreed in March 2025 and as submitted to the Local Planning Authority.

ii) That the Town Clerk may respond to TMD on this basis.

ii) Members received and considered the specification for the proposed lift.

RESOLVED: Members agreed to note.

iv) Members considered the advantages and disadvantages of installing a lift and considered a range of alternative arrangements. One of these could include housing the proposed community archive on the ground floor of the building to enable easier public access. It was noted that the tenancy agreement on the Stella Maris suite expires in March 2027 and that this could provide the ideal location.

RESOLVED: That a decision on whether to include a lift will ultimately depend upon cost and the merits of including it will be considered once

the tenders are received.

313. PIERREMONT DEPOT ACQUISITION BID

Members received and considered the response from TDC detailing the reasons why the bid to acquire the depot was unsuccessful. Cllr Garner reported that the decision had been "called in" by Thanet District Councillors and that the manner in which the decision had been made (rather than the decision itself) would be discussed at the Overview and Scrutiny Committee meeting on 25 August. Members discussed when it would be appropriate to publish the Town Council's bid – this having always been the intention – and TDC's response letter. The Town Clerk shared advice she had received from TDC's Head of Legal and Compliance and Monitoring Officer.

RESOLVED:

i) That the Town Council's bid be published immediately.

ii) That the decision letter from TDC be shared once it has been confirmed that it will not jeopardise the "calling in" process.

314. WAR MEMORIAL

There are no updates regarding the acquisition of the war memorial.

RESOLVED: members agreed to note.

315. TENANCIES

The Town Clerk updated members on new tenancy agreements, all of which seem to be progressing well.

RESOLVED: Members agreed to note.

316. DATE OF NEXT MEETING

Monday 9 September 2026 at 7pm in the Council Chamber, Pierremont Hall

Meeting closed at 19.57

Signed_____

Date_____