Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE
MINUTES

MONDAY 5TH OCTOBER 2026

Present: Cllrs Paul Jacobs, Paul Moore, Elvira Orhan, Steve Roberts (Chair)
Deputy Town Clerk – Julie Belsey
In attendance – Cllr Kristian Bright
3 members of public
2 members of the Broadstairs Society

Minutes marked * require a resolution from the Town Council

623 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.

624 APOLOGIES FOR ABSENCE
Apologies with reason were received and accepted from Cllr Jill Bayford and Cllr Mike Garner.

625 DECLARATIONS OF INTEREST
There were no declarations of interest.

626 MINUTES OF THE LAST MEETING
RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 7th September 2026.

627 QUESTIONS AND/OR OBSERVATIONS, OTHER THAN THOSE FOR SPECIFIC PLANNING APPLICATIONS, FROM THE ELECTORATE OF BROADSTAIRS AND ST PETER'S
None

The Chair moved item 11 up to this point of the agenda.

628 PLANNING APPLICATIONS
RESOLVED that the applications be dealt with as detailed below:

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

In accordance with Standing Orders 3e, 3f and 3g, Cllr Kristian Bright addressed the Committee on application F/TH/26/0796 - Land Adjacent 109 Park Avenue, Broadstairs.

In accordance with Standing Orders 3e, 3f and 3g, Ruth Bailey addressed the Committee on application F/TH/26/0796 - Land Adjacent 109 Park Avenue, Broadstairs.

F/TH/26/0796 Land Adjacent 109 Park Avenue, Broadstairs
The Committee unanimously recommends REFUSING this application.

- The site is designated as a Local Green Space (LGS) in the Broadstairs & St Peter's Neighbourhood Development Plan, Policy BSP5.
- The site contains established woodland and mature trees which residents consider an important local green amenity and wildlife corridor.
- Concern about the proposed removal of further trees, some of which are subject to Tree Preservation Orders (TPOs).

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- Previous unauthorised felling of more than 40 trees and the subsequent requirement for replacement planting. This development could now potentially undo that environmental restoration.
- Construction, tree removal and loss of woodland habitat would cause a permanent reduction in biodiversity and disrupt an established wildlife corridor.
- A public footpath, TB48 (0045/TB48/8), runs through the site. The path has previously been obstructed by fencing and has subsequently become overgrown and effectively unusable.
- Concerns that the proposed development and diversion of the footpath would result in the permanent loss or inadequate replacement of an established public route.
- Replacement trees planted following the earlier tree-felling have suffered significant dieback or have not been adequately maintained.
- The site is overgrown with bindweed and nettles, with unattractive temporary/wooden hoarding around it. The landowner should be required to properly maintain the woodland and replace trees that have died.
- The scale and nature of the proposed two-storey, four-bedroom dwelling with basement accommodation and detached double garage, concerns about loss of privacy and overlooking, and the potential impact of the substantial basement excavation on ground conditions and local drainage, particularly given existing drainage issues in the area and underground culverts.
- The development would fundamentally change the character and function of the woodland.
- Concerns that the application appears to encompass a wider area of woodland than is strictly necessary for a single dwelling, raising questions about potential future development.
- Concerns that self builds are not included in BNG requirements.

2 members of public left the meeting.

F/TH/26/0921 **Car Park, Vere Road, Broadstairs CT10 1JF**

The Committee unanimously recommends REFUSING this application.

1. Unresolved concerns regarding access via a private road;
2. Insufficient information regarding drainage and sewerage infrastructure;
3. Overdevelopment of a constrained site;
4. Highway and pedestrian safety concerns;
5. Significant disruption likely during construction;
6. Adverse impacts upon the operation of the existing coach park and public car park;
7. Loss of privacy, outlook and residential amenity;
8. Concerns regarding the scale, massing and apparent height of the proposed dwellings;
9. Concerns that the application description understates the true scale and appearance of the development, which would function and appear as three-storey properties rather than conventional two-storey homes; and
10. Harm to the character of the area.

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

F/TH/26/0864	20 St James Avenue, Broadstairs CT10 2RN
FH/TH/26/0883	39A Grange Road, Broadstairs CT10 3ER
F/TH/26/0881	74 Stone Road, Broadstairs CT10 1EB
F/TH/26/0923	North Foreland Golf Club, Convent Road, Broadstairs CT10 3PU
FH/TH/26/0917	73 Kingsgate Avenue, Broadstairs CT10 3LW
FH/TH/26/0951	63 Kingsgate Avenue, Broadstairs CT10 3LW

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F/TH/26/0888 51 Stone Road, Broadstairs CT10 1DZ

629 CORRESPONDENCE
None

630 NEW THANET LOCAL PLAN SCOPING CONSULTATION
Members received the draft consultation response which Cllr Roberts and the Deputy Town Clerk had worked on.

Members approved the response with a change to the item "Safety". This is to include women and men's safety and young men and women's mental health. The Deputy Town Clerk will respond to the consultation by the closing date of 9th October 2026.

Members approved the list of Local Heritage Assets and St Peter's Court site, with the addition of the Flint Wall, Tippledore Lane, St Peter's.

The Deputy Town Clerk will send the list to Thanet District Council's Strategic Planning team by the closing date of 9th October 2026.

Cllr Roberts will speak to the owners of the Red Lion Public House regarding reinstating the damaged areas of the flint wall backing onto Tippledore Lane, as this is part of their land.

Members expressed their thanks to Peter Lorenzo and Sue Wall of the Broadstairs Society for their help in compiling the additional asset list and also for their ongoing contributions to the Town Council.

The Town Clerk reminded members that they can submit their own responses to the scoping consultation and the Local Heritage Assets Lists.

631 CHAIR'S REPORT
None

632 SECTION 106
None

633 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.

634 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.

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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/26/0840	7 Park Avenue, Broadstairs CT10 3ER
TPO/TH/26/0884	11 Guy Close, Broadstairs CT10 3NF
TCA/TH/26/0910	12 Church Street, Broadstairs CT10 2TP
TPO/TH/26/0846	1 Hamilton Close, Broadstairs CT10 1AE
TPO/TH/26/0941	1 Rimpton Court, Reading Street, Broadstairs CT10 3BD
TPO/TH/26/0969	35 Harrow Dene, Broadstairs CT10 2XF

635 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 2nd November 2026 at 7pm

Meeting closed at 19:43
Deputy Town Clerk

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