Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE
MINUTES

MONDAY 2ND NOVEMBER 2026

Present: Cllrs Jill Bayford, Mike Garner, Paul Moore, Elvira Orhan, Steve Roberts (Chair)
Deputy Town Clerk – Julie Belsey

Minutes marked * require a resolution from the Town Council

636 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.

637 APOLOGIES FOR ABSENCE
Apologies with reason were received and accepted from Cllr Paul Jacobs.

638 DECLARATIONS OF INTEREST
There were no declarations of interest.

639 MINUTES OF THE LAST MEETING
RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 5th October 2026.

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

641 CORRESPONDENCE
None

642 CHAIR'S REPORT
None

643 SECTION 106
None

644 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.

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

i) The Committee recommends **NO COMMENT** to the applications listed below:

FH/TH/26/0768 49 Eastern Esplanade, Broadstairs CT10 1DU
The Planning Committee of the Town Council has considered this application and has resolved unanimously to make No Comment.

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

F/TH/26/0963 11 Nelson Place, Broadstairs CT10 1HQ
F/TH/26/0873 18 Spero Court, 15-17 Victoria Parade, Broadstairs CT10 1QS
F/TH/26/1005 Sarah Thorne Theatre, Fordoun Road, Broadstairs CT10 2BN
FH/TH/26/0953 Apartment 12 Castle View, Joss Gap Road, Broadstairs CT10 3PE

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

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

TPO/TH/26/0994 20 Lanthorne Road, Broadstairs CT10 3LZ
The Committee unanimously recommended REFUSAL. The Committee asks that the Thanet Council Tree Officer inspects the trees for proposed felling prior to any permissions being granted to ensure the trees are as stated on the application.

The statutory default is a 1:1 replacement, which as a minimum should be followed by the applicant, however, the trees hold amenity value and as such we strongly urge the applicant to voluntarily adopt the Broadstairs Canopy Mitigation Matrix to plant additional smaller strains to offset the 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.

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- 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/26/0987	2 Tina Gardens, Broadstairs CT10 1BJ
TPO/TH/26/0913	21 Albion Road, Broadstairs CT10 2UP
TCA/TH/26/0974	25 Ranelagh Grove, Broadstairs CT10 2TE
TPO/TH/26/0973	70 St Peter's Road, Broadstairs CT10 2SZ
TPO/TH/26/0997	Manktelow Court, Ramsgate Road, Broadstairs CT10 2EG

647 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 7th December 2026 at 7pm

Meeting closed at 19:11
Deputy Town Clerk

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