



Broadstairs & St. Peter's Town Council

PLANNING COMMITTEE MINUTES

WEDNESDAY 8 JANUARY 2025

Present: Cllrs J Bayford, J Bright, K Pressland, S Roberts (Chair)
Deputy Town Clerk – Julie Belsey

Minutes marked * require a resolution from the Town Council

371 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.

372 APOLOGIES FOR ABSENCE

Apologies with reason were received and accepted from: Cllr R Farooki, Cllr P Moore and Cllr E Orhan.

373 DECLARATIONS OF INTEREST

There were no declarations of interest.

374 MINUTES OF THE LAST MEETING

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 2nd December 2025.

375 MATTERS ARISING FROM THESE MINUTES NOT COVERED ELSEWHERE IN THE AGENDA

Item 364: Mr Castle had been in correspondence with Cllr S Roberts regarding community involvement for a piece of unkempt land at Belvedere Road. Cllr Roberts will bring to the appropriate meeting once there is more information.

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

None

377 CORRESPONDENCE

- i. Members received and noted correspondence from Cornerstone regarding upgrade to the existing mast at Pysons Road Industrial Estate.
- ii. Peter Lorenzo from the Broadstairs Society has been in contact to inform us that the Society has ceased, however comments would now be uploaded from the CPRE.
- iii. The applicant for 10 Beacon Road, 24/1051/AH, has informed the Deputy Town Clerk that this application is being withdrawn. The Committee therefore will not need to discuss this application.

378 CHAIR'S REPORT

None

379 NEIGHBOURHOOD PLAN BUSINESS

The next Neighbourhood Plan Sub-Committee meeting will be in Q1 of 2026.

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 matter.

380 PLANNING APPLICATIONS

RESOLVED that the applications be dealt with as detailed below:

- i) **No Comment** was made on all other applications on the weekly lists (all unanimous):
- | | |
|------------|--|
| 24/1319/RB | 38 Church Street, Broadstairs CT10 2TT |
| 24/1354/DR | 31 Lanthorne Road, Broadstairs CT10 3NH |
| 24/1362/AH | 16 Wortham Road, Broadstairs CT10 1QG |
| 24/1377/AH | Hewden Hire Centre, 22 St Peters Park Road, Broadstairs CT10 2BL |
| 24/1392/DF | 11 Lyndhurst Road, Broadstairs CT10 1DD |
| 24/1268/GD | Yorkstones, Cliff Promenade, Broadstairs CT10 3QY |
| 24/1338/ZD | 47 Cedar Close, Broadstairs CT10 3BU |
| 24/1408/ZD | 75 Stone Road, Broadstairs CT10 1EB |
| 24/0721/RB | St Peter's Memorial Hall, High Street, St Peter's CT10 2TH |
| 24/1396/ZD | 10 The Paddocks, Broadstairs CT10 3AJ |
| 24/1415/RB | Swallows, Bairds Hill, Broadstairs CT10 3AA |

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

RESOLVED that the applications be dealt with as detailed below:

- (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 Biodiversity and Horticulture Officer (Tree Officer).

The Planning Committee request that the stance and recommendations in the TDC Biodiversity and Horticulture Officer 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 Biodiversity and Horticulture Officer.
- 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/24/1347/MM Magdalen Court, Broadstairs

TPO/24/1366/MM	43A Callis Court Road, Broadstairs CT10 3AU
TPO/24/1369/MM	The Manor Cottage, Bromstone Road, Broadstairs CT10 2HT
TPO/24/1370/MM	76 Bromstone Road, Broadstairs CT10 2HT
TPO/24/1353/MM	15 The Oaks, Broadstairs CT10 3BT
TPO/24/1409/MM	Elim Oasis Church, Ranelagh Grove, Broadstairs CT10 2TE

382 PROPOSED FORWARD AGENDA ITEMS & DATE OF NEXT MEETING

Next meeting: Monday 3rd February 2025 at 7pm

Meeting closed at 19:06
Deputy Town Clerk