

Westgate-on-Sea Town Council Planning and Environment Committee

Venue: The Council Chamber, Town Hall Buildings, 31 St Mildred's Road, Westgate-on-Sea

Time: 6pm

Date: Monday 18 April 2016

Present: Councillors Morrish (Vice-Chairman), Cornford, Nightingale, Rickett, and Scott.

Also present: Town Clerks: Jill Frankland and Roy Wade (Interim). Mr G Orton and Mrs C Wheeler.

	Item		Action
258	Chairman	The Chairman opened the meeting and welcomed Jill Frankland, the new Town Clerk	
259	Apologies	Councillors Ashbee, Charlton, King, Pennington, and Rolfe.	
260	Minutes	The Minutes of the previous meeting held on Monday 21 March 2016 were received and approved as a true record. Proposed: Cllr. Cornford. Seconded: Cllr. Rickett. The Interim Clerk confirmed that amendment at full Council had been made.	
261	Declarations of Interest	None	
262	Planning Decisions	The Committee noted that no decisions had been made available to the Council by TDC since the last meeting.	
263	Planning Applications	The Committee considered the under-mentioned applications received since the last meeting and submitted the following observations: i) TH/16/0638 – 3 Vestey Court – Erection of two storey extension. No comments. ii) TH/16/0423 – 20 Beach Road – Change of use from public house to 4 x 1 bed flats and 3 x 2 bed flats and 4 x 3 bed flats with associated parking, together with micro pub on ground floor and erection of a first floor	JF
		extension. Resolved: In spite of the concern at the loss of a large community asset, the Council recognises the compromise made by the provision of a micro pub and B&B. Proposed: Cllr. Scott. Seconded: Cllr. Nightingale. iii) 45/51 Sea Road	JF
		Previously submitted application has been reduced by one dwelling. Has underground car park and parking in front of dwellings. Resolved: To support the detailed comments made by CAAG. Please see appendix 1 attached. Proposed: Cllr. Rickett. Seconded: Cllr. Cornford.	JF



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		iv) 17 Sea Road Revised application consists of one large dwelling rather than two dwellings previously proposed for the same location. Concern raised that a number of trees were removed in January 2015 in this Conservation Area. It was also noted that the applicants' appraisal of the site was not consistent with official records in a number of aspects. Resolved: The proposed development of one large house would be contrary to D1 of the Local Plan. Proposed: Cllr. Morrish. Seconded: Cllr. Cornford.	
		Proposal by TDC not to circulate papers plans and documents Informed by TDC that paper copies will no longer be available, all planning applications will need to be obtained via the Council portal. The Interim Town Clerk has subsequently confirmed with TDC that they will provide paper copies for major applications but small ones will need to be via the portal. Concern expressed that the portal is not 'user-friendly'. Town Clerk to write to Thanet Association of Local Councils to propose that Associations asks TDC to continue supplying paper copies at least for more complex and larger applications. Recommended: that applications would need to be presented to Committee. There is a screen available but WOSTC would need to procure a projector. Proposed: Vice-Chair. Seconded: Cllr. Scott.	JF
264	Siting of Refuse Bins		
		Cllr Scott suggested Councillors review the areas where they had previously delivered the survey forms and each identify three possible locations for bins. These could then be mapped for consideration at the next Planning and Environment Meeting. Town Clerk to write to all Councillors. Proposed: Cllr Scott. Seconded: Cllr. Cornford. Resolved.	AII JF
265	Westgate- on-Sea – NHS Practice	No response had been received, Vice-Chair will continue to chase TDC Parks Manager.	DM
266	Thanet Local Plan/ Brownfield Sites	Cllr Scott has reviewed methodology and statistics utilised. It was noted that 1,000 new dwellings appears to be excessive for Westgate-on-Sea. It was noted that 2/3 rd of population increase is expected to be over 60 years. It was noted that there is no demography of the decrease in population. Mr Orton informed the Committee that the DCLG are reviewing the population forecast methodology for local plans. Margate Civic Society had previously made recommendations.	

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		Concern was expressed that TDC would only include dwellings which have been empty for more than four years. Resolved. Write to TDC asking how they followed the brown field site policy and why they have not produced a brown field map of developments. Proposed: Cllr. Scott. Seconded: Cllr. Cornford. It was noted that a decision on proceeding with a Neighbourhood Plan had been delayed with the expectation of the publication of the Local Plan. As the Local Plan has not been published it was felt that WOSTC should now make a decision on a neighbourhood Plan for Westgate-On-Sea. Two workshops: 29 April and 25 April, have been scheduled by 'Design South East' on behalf of TDC to discuss Neighbourhood Plans and related matters. Two spaces remain for 25 April, it was decided that the new Town Clerk should attend. Mr Orton to provide details to the new Town Clerk.	JF
267	Reports and Updates from the Chairman	i) TRO – the parking of motor caravans One complaint. Raised concern that people are sleeping in caravans. Vice-Chair to send details to Town Clerk. Resolved: Monitor and review the situation. ii) Public shower at West Bay Still being promised by TDC Officers that "will be done by 2016 season". iii) Re-location of the West Bay ice cream kiosk Ongoing for more than 6 years. Town Clerk to chase. iv) The West Bay shelter adjacent to Cafe Some concrete repairs undertaken but painting shelter and on public toilets and building in West Bay all in poor condition and in need of painting. Resolved: Raise with TDC that needs painting v) Fencing around the shelter On green opposite palm Court - Shelter above West Bay Café has been fenced off since February due to vandalism. Write to TDC: Noting historical significance, that have received complaints and ask when vandal damage will be repaired?	DM All JF
268	Any Other Business	 I. Heritage Lottery Grant and TDC TDC is updating historical information boards. Suggest Westgate might have new boards. Work with Margate Civic Society. Style: similar to bus shelter with board inside, estimate £5,000. Agenda item for next meeting. II. Interim Town Clerk is arrange for 'Kingdom Reps' to attend next meeting to give presentation on St Mildred's Bay. 	JF RW

Appendix 1
to Plg+ Env
Comm

Subject: FW: Westgate-on-Sea CAAG Planning Comments

From: Clare Wheeler <c1wheeler@hotmail.co.uk>

Date: 20/04/2016 16:02

To: Council Town Clerk Roy Wade <town.clerk@westgate-on-sea.towncouncil.uk>

Dear Jill,

Thank You for your phone message, hope this is the info you required.

CAAG usually meets on the 1st Monday in the month, (but will meet a week later in May due to Bank Holiday) so sometimes the applications that we comment on can be a bit out of sync with Planning Meeting which is usually 3rd week of the month.

Any problems, please give me a call on 836151.

Thank You, Clare

From: c1wheeler@hotmail.co.uk

To: town.clerk@westgate-on-sea.towncouncil.uk Subject: Westgate-on-Sea CAAG Planning Comments

Date: Fri, 8 Apr 2016 17:40:39 +0100

Please find below our comments concerning recent Planning Applications:

F/TH/16/0322 - 172 Linksfield Rd - Extn.

Officer - Jenny Suttle.

Our Comments - Outside CA - No comments.

F/TH/16/0368 - 3 Vestey Court - Extn.

Officer - Duncan Fitt.

Our Comments - Outside CA - No comments.

PN01/TH/16/0350 - 1 Norman Rd - Extn.

Officer - Duncan Fitt

Our Comments - Outside Conservation Area - No Planning File available - No plans on Portal.

F/TH/16/0280 - 45-51 Sea Rd - Alteration to design & reduce from 40 to 39 units of F/Th/10/0525.

Officer - Emma Fibbens.

Our Comments - We can understand the requirement for balconies and picture windows for sea front properties and like the retention of tile hung aspects on the front elevations, the materials and finishes used should be traditional and in keeping with the setting and rhythm of mainly Victorian Marine residences along Sea Rd.

We feel the design could benefit from slight improvements to give more visual impact and that more ornate key details would enchance the design; namely re-introduction of the the decorative curved-arch barge boards and broken pediment as per No 47 Sea Rd - as demonstrated in photo Fig 2, Para 2.8, Page 5 of Planning Statement - Variation of Condition, to be more evocative of the Victorian Era.

We would also like to see the window treatments given white Sash/Victorian elements.

We are not against the underground parking be limited to 15 spaces.

Concerning the design changes to the rear mews - although the design is now more classical, rendered under a Mansard slate roof. We note that Dalby Sq. Cliftonville features a Victorian Terrace with a slate mansard roof line, however lemon coloured brickwork appears underneath. Could some of these elements be included also.

As a contrasting juxtaposition we would like to see the recessed modern glass 'link' to feature all large plate glass panels. The plans appear to show some small glass top sections which detract from the visual impact.

A/TH/16/0290 - 9 Station Rd - Regency Tandoori - External Illuminated Panel Sign.

Officer - Gill Richardson.

Our Comments - We are very against the proposed sign being sited adjacent to the residential first floor decorative windows. It does not add anything and would be difficult to see easily from ground level. It spoils the architectural and



residential character and is not in-keeping with its surroundings and spoils the rhythm of the arched windows in the terrace and the commercial aspect of the business should be retained below the Canopy line.

F/TH/16/0367 - Rear 17 Sea Rd - 1 Dwelling.

Officer - lain Warner.

Our Comments - The Design & Access Statement, Paragraphs 1.6, 1.7, 1.8 & 1.9 make reference to the San Remo/lvyside /Almarina/Kingsmead/St Mawes Development (1999-2002) on the old lvyside Hotel site -

stating:

'x2 3-storey townhouses known as St Mawes'

This is incorrect - St Mawes actually consists of 5 apartments.

stating:

'prior to their construction this would not have matched the previous pattern of development which didn't have separate properties at the rear' 'the scheme introduced backland development'

This is incorrect

Consultant Historian Dr Dawn Crouch Article for the The Link Parish Magazine quotes Lady Hilda Ingram's Diary from Thursday 6th August 1914 -

"Extract From Hilda Ingram's Diary. "Cleared the Studio to get it ready as a rest house for troops." The Studio was in the garden of of lyyside, the home of the Herbert Ingrams.)"

This demonstrates there has a building at the rear of lvyside since before 1914 and not that the 1999-2002 development scheme introduced backland development as stated in the Design and Access Statement.

Paragraph 3.12 of the Design & Access Statement states

'the Council have not prepared a Conservation Area Appraisal for the main Westgate-on-Sea Conservation Area' This is incorrect

Although there is not an Appraisal available on TDC Website; a document dated November 1997 entitled 'Westgate-on-Sea Proposed Conservation Area' does exist, although rudimentary. It was prepared by George Curtis and compiled by John Vahid under the direction of Colin Fitt, Principal Local Plans Officer. R.T.Herron BA (Hons) DipT.P., MRTPI, Director of Planning Services TDC.

Chapter 5 Page 19 is entitled 'A Character Appraisal' and a photograph of the property in question - 17 Sea Road -appears on Page 21.

There appear to be some discrepancies/anomalies within the Design & Access Statement.

We agree with the comments from Planning Committee Minutes dated Nov 2015 concerning previous application F/TH/15/0574 for 2 Dwellings -

"The dwellings, by virtue of their location and design would represent an isolated and cramped form of development, out of keeping with the prevailing pattern of street frontage development and design of surrounding properties, resulting in significant harm to the Westgate on Sea Conservation Area as a designated heritage asset, contrary to Policy D1 of the Thanet Local Plan and Paragraphs 17, 58, 61, 64, 132 & 134 of the National Planning Policy Framework."

We believe this also applies to the proposed single dwelling.

We feel the proposed dwelling in the back garden would be too dominating for this site, be incongruous and lack respect and sympathy with the existing built environment on this non-previously developed land.

The removal of the trees seems heavy-handed and pre-empts planning expectations

Please advise the outcome concerning breach of tree removal at Rear 17 Sea Rd within a Conservation Area without prior consent and with reference to letter dated 23//2/15 from Tree Craft Ltd Knockholt Sevenoaks.

A copy of Dr Dawn Crouch Article referencing the Studio and Pages 19 & 21 of The Character Appraisal are being sent to lain Warner c/o Emma Fibbens TDC.

Please can you advise us if this Application is 'called-in' to Planning Committee.

F/TH/16/0423 - 20 Beach Road - The Knot - Redevelopment/Micropub/Apartments/Townhouses.

Officer - Gill Richardson.

Our Comments - We have previous met with the developers and perused the plans. Our only comments are; Is the access to the B&B rooms only through the Mocro-pub? if so, would this leave the micro-pub vulnerable outside of opening hours?

We feel the first floor of the town houses would flow better if the front bathroom was made into an en-suite with Bedroom 2 and Bedroom 3 was allocated the Bed 2 en-suite, either of which could feature a 'Jack and Jill' double door arrangement to allow additional landing access to a bathroom.

Thank You, Clare Wheeler Chair

