



**Minutes of the Planning, Highways and Environment  
Committee**

**Westgate-On-Sea Town Council**

**Held on 14<sup>th</sup> June 2022 at 6.30pm at the Town Council  
Office, 78 St Mildreds Road, Westgate on Sea CT8  
8RF**

Present	Cllr Parry (Chair); Cllr Cornford (Vice-chair); Cllr Donaldson; Cllr Wallin	
Also, in attendance	Mrs Gill Gray (Town Clerk)	
3275	<b>Apologies for Absence</b> None	
3276	<b>Member's Interests</b> None	
3277	<b>Minutes</b> It was moved by Cllr Cornford and seconded by Cllr Donaldson and <b>RESOLVED: that the minutes of the P,H&amp;E Committee meeting held on 8<sup>th</sup> June 2022 were signed and approved as an accurate record of the meeting.</b>	
3278	<b>Public Participation Session</b> There were no requests from the public to speak.	
3279	<b>Planning Decisions by Thanet District Council</b> Cllr Parry read the decisions made by Thanet District Council. (a) F/TH/22/0179 – 125 Sea Road, Westgate-on-Sea Erection of a detached garage with roof terrace following the demolition of existing detached garage. <b>GRANT PERMISSION</b> (b) F/TH/21/1868 – 58 St Mildreds Road, Westgate-on-Sea Change of use of existing ground floor retail unit to a dental surgery with the basement and part of the first floor together with upper floors being converted to two two-bedroom apartments with erection of a detached two storey one bedroom house <b>GRANT PERMISSION</b>	
3280	<b>Significant Previous Approved and Awaiting Approval Planning Applications Update</b> None – this item to be removed for future agendas.	
3281	<b>Planning Applications for Consultation</b>	

	<p>(a) FH/TH/22/0582 – 14 Hockeredge Gardens, Westgate-on-Sea Erection of 2No dormer windows to rear to facilitate loft conversion together with a single storey rear extension <b>It was RESOLVED: that the comments were: No comment.</b></p> <p>(b) L/TH/21/1380, Planning Inspectorate Reference APP/Z2260/Y/21/3289673 61 Sea Road, Westgate-on-Sea Appeal by William O'Doherty in respect of application for listed building consent for the erection of single storey rear extension with covered loggia. (Appendix A) Deadline for comments in writing 17 June 2022. <b>It was RESOLVED: that the following comments were sent to the Planning Inspectorate - After debate, the Committee concluded that the repurposing of the building was welcomed for the town, the proposed extension is at the rear of the property with no impact on the front elevation of the existing property and does not cause concern. The Council welcomes the sympathetic restoration to an important heritage asset for Westgate on Sea that has been undertaken at the property already.</b></p> <p>(c) F/TH/22/0449 – 2 Tidewell Mews, Westgate-on-Sea Erection of 1No three-storey three bedroom detached dwelling adjacent to No.2 Tidewell Mews. <b>It was RESOLVED: that the comments were: Objection with the following material considerations of –</b></p> <ul style="list-style-type: none"> <li>• <b>Overdevelopment of the site</b></li> <li>• <b>Potential problems caused by increased traffic, including parking</b></li> <li>• <b>Noise nuisance and concerns for access for existing properties.</b></li> </ul> <p>(d) F/TH/22/0649 – St Peters Presbytery, 117 Canterbury Road, Westgate-on-Sea Erection of part 3 storey/part 4 storey building to provide 38 Retirement Living</p>	
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apartments for older persons, with associated communal facilities, parking and landscaping. **It was RESOLVED: that the comments were: Objection with the following material considerations of -**

- **Highways issues, in particular concerns for access and egress to the site so close to a very busy traffic lights and junction. Egress will only be west on Canterbury Road requiring U turning at some point further along Canterbury Road to get to Westgate. Access from the west will also require a U turn at this busy junction. Both adding to potential accidents on an already busy road.**
- **The Town Council wish to see a highways evaluation and impact statement.**
- **Additionally, the Architecture of the proposed development gives no reference to the adjacent old buildings or to the architecture of Westgate on Sea and is totally incongruent and unsympathetic to its both setting and street scene.**
- **The impact on established trees in a Conservation Area - there should be an independent tree report/assessment undertaken to consider the loss of trees**
- **The Council supports the comments submitted by Mr Blewitt in response to this planning application in addition to the concerns they have raised.**

(e) F/TH/22/0700 – Flat 1, Tower House, 125 Canterbury Road, Westgate-on-Sea  
Change of use of single dwelling to 3No 2-bed self-contained flats together with internal alterations.

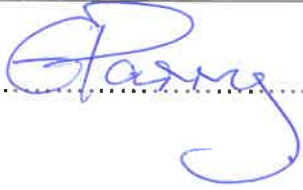
**It was RESOLVED: that the comments were: Support without comments.**

(f) L/TH/22/0701 – Flat 1, Tower, House, 125 Canterbury Road, Westgate-on-Sea  
Application for Listed Building Consent for internal alterations of part of the ground floor to create 3 x 2-bedroom apartments.

**It was RESOLVED: that the comments were: Support without comments.**

(g) FH/TH/22/0743 – 40 Cuthbert Road, Westgate-on-Sea

	Erection of rear dormer window together with alterations to roof to facilitate loft conversion. It was <b>RESOLVED: that the comments were: No comment.</b>	
3282	<b>Next Meeting</b> The next meeting is 6th July 2022	
3283	<b>Meeting closed 19.13pm</b>	

Signed.....

Dated.....