



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

Westgate-On-Sea Town Council

on Tuesday 14th January 2020 at 6:30pm

Held at

**Town Council Offices, 78 St Mildreds Road,
Westgate-On-Sea, Kent CT8 8RF**

Present	Cllr H Scott, Cllr Cornford; Cllr Page; Cllr Wallin	
Also, in attendance	Mrs Gill Gray – Town Clerk, 4 members of the public	
2100	Apologies for Absence There were none. Cllr H Scott reported that Cllr M Scott has now stood down from P,H &E Committee.	
2101	Member's Interests There were no declarations of pecuniary or non-pecuniary interests. Cllr Cornford joined the meeting.	
2102	Minutes It was moved by Cllr Page and seconded by Cllr Wallin and RESOLVED : that the minutes of the meeting held on the 12 th November 2019 be approved as a true record of the meeting.	
2103	Chairperson's Announcements Cllr H Scott had nothing to report.	
2104	Public Participation Session There were no requests received for public participation at this meeting.	
2105	River Oak Strategic Partners Airspace Design Principles Following the Full Council meeting it was resolved that the Planning Committee would add comments for the Manston Airport Airspace Design and Procedures Design Principle Review consultation. The comments were:- This is a comprehensive document overall and considers all aspects, it is hoped the aspirations can be achieved. The contribution to the trees and woodland initiative in Thanet shows that you are an environmentally minded organisation. We do have a couple of concerns about the practicalities of the operations such as site access, impact on the roads network and potential to affect the flow of tourism traffic in Thanet. We wanted to highlight the need to encourage research into solar powered aircraft and renewable energies building an ethos on sustainable alternatives for the future. You could be a flagship aviation company pushing forward solar powered	

	flights for the future.	
2106	<p>Premises Licence Application to Thanet District Council</p> <p>Members debated the information in relation to a proposed premises licence application; it was RESOLVED: that the Town Clerk should draft a letter that detailed the concerns and representations on the proposed premises licence details for the former Pavs Café and Garden on behalf of Members to send to TDC.</p>	
2107	<p>Neighbourhood Plan and District Local Plan Response</p> <p>Town Clerk shared a written response from TDC in relation to queries raised concerning the assistance for the Town Council to produce the Westgate Neighbourhood Plan; this was received.</p>	
2108	<p>Westgate on Sea Neighbourhood Plan Strategic Environmental Assessment and Habitats Regulations Assessment</p> <p>Town Clerk provided Members with the reports from Thanet District Council for the outcome of the screening to determine whether a Strategic Environmental Assessment or a Habitats Regulations Assessment are required; these were received.</p>	
2109	<p>Planning Decisions by Thanet District Council</p> <p>Cllr H Scott reported on decisions made by Thanet District Council</p> <p>(a) FH/TH/19/1118 – 25 Lymington Road, Westgate on Sea Erection of single storey rear extension and single storey side extension – GRANT PERMISSION</p> <p>(b) F/TH/19/1132 – 129 Sea Road, Westgate on Sea Erection of three storey building comprising 3No 1-bed flats, 3No 2-bed flats and 1No studio flat, together with formation of vehicular access from Carlton Rise following demolition of existing building – REFUSE PERMISSION</p> <p>(c) F/TH/19/1304 – 25 Station Road, Westgate on Sea Change of use from retail (Use Class A1) to restaurant (Use Class A3) together with the installation of a flue to the rear – GRANT PERMISSION</p> <p>(d) F/TH/19/0980 – 39-43 Sea Road, Westgate on Sea Variation of condition 2 attached to the planning permission F/TH/18/0555 for the change of use of existing care home building to 8No 2-bed flats, 1No 6-bed dwelling and a 26No bed supported living accommodation (C2) with ancillary creche to allow changes to the design, external appearance and internal layouts to No 39 Sea Road – GRANT</p>	

	<p>PERMISSION</p> <p>(e) FH/TH/19/1342 – 7 Mordaunt Avenue, Westgate on Sea Alterations and extension to roof to provide first floor accommodation with juliette balcony to rear, alterations to front entrance and erection of porch overhang and erection of single storey rear extension following demolition of existing rear and side extensions – GRANT PERMISSION</p> <p>(f) F/TH/19/1117 – 40 Station Road, Westgate on Sea Part retrospective change of use from retail (Use Class A1) to sandwich bar (Use Class A1) and drinking establishment (Use Class A4) with alterations to fenestration, erection of single storey WC and smoking shelter, and associated landscaping – GRANT PERMISSION Members debated this decision and felt that the fact it was a Conservation Area and there did not appear to be a Heritage Report was of concern. Members added the impact on properties directly opposite the establishment was another matter raised. Members queried if further development was planned and what the timeline for the current application was for completion. This appears to be a temporary building in the Conservation Area being used as a business. The Town Clerk to feed back the comments to the TDC Planning Officer.</p> <p>(g) FH/TH/19/1299 – 106 Minster Road, Westgate on Sea Formation of vehicular access and hardstanding – REFUSE PERMISSION</p> <p>(h) FH/TH/19/1532 – 20 Ryders Avenue, Westgate on Sea Variation of condition 2 attached to planning permission FH/TH/19/0912 for the erection of a two-storey side extension to allow for a smaller footprint to the extension – GRANT PERMISSION</p>	
2110	<p>Planning Applications for consultation</p> <p>(a) FH/TH/19/1751 – 53 Victoria Avenue, Westgate-on-Sea It was RESOLVED that Town Council have no comments on this application.</p> <p>(b) F/TH/19/1606 – 1 Countess Mountbatten Court, Canterbury Road, Westgate-on-Sea It was RESOLVED that Town Council comments that this is a good design and supports the application.</p> <p>(c) TPO/TH/19/1727 – St Saviours Church, Westgate Bay Avenue, Westgate on Sea It was RESOLVED that Town Council support the application without comments.</p>	

	<p>(d) F/TH/19/1722 – Budget Beaters Discounts, 39 Station Road, Westgate on Sea</p> <p>It was RESOLVED that Town Council comments:</p> <ul style="list-style-type: none"> • The Town Council is concerned that the alterations to the shopfront will alter the appearance of the heritage frontage; it is suggested that this should be referred to the TDC Conservation/Heritage Officer for comment if appropriate and not already done. 	
2111	<p>Next Meeting The next meeting is 11th February 2020</p>	
2112	<p>Meeting closed 7:37pm</p>	

Signed.....

Dated.....11-02-2020