

# WESTGATE-ON-SEA TOWN COUNCIL

## MINUTES

Meeting: PLANNING COMMITTEE

At: The Town Hall building, 31, St Mildred's Road, Westgate on Sea, CT8 8RE.

Date: 22nd June 2015.

Present: Cllrs: Ashbee (after 8.30pm), Cornford, King (Chairman), Morrish, Rickett, Rolfe and Scott.

Mr R.Styles: Interim Clerk.

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**028: APOLOGIES FOR ABSENCE**

Cllr Charlton - Westgate on sea residents meeting.

Cllr Pennington - Leave.

Cllr Nightingale - Leave.

**029: DECLARATIONS OF INTEREST**

None.

**030: CONSIDER AND COMMENT ON ANY PLANNING APPLICATIONS RECEIVED F/15/0351/1-WESTCLIFF HOUSE, SEA ROAD, WESTGATE ON SEA**

The meeting was adjourned to hear evidence from Mrs Clare Wheeler of Westgate on Sea CAG.

Their findings were as follows:

- The development of flats near the side of Westcliff House are acceptable, **but only if:**
- There is a legal undertaking from the John Townsend Trust to refurbish Westcliff house and a section 106 agreement designed to start the refurbishment directly after the first few (3) flats have sold and to finish refurbishing Westcliff house within a specified period of time after the flats development is completed (1 year).

Cllr Morrish proposed adoption of the WOSCAG findings as WOSTC's comment to TDC.

Seconded by: Rickett.

**RESOLVED**

**031: REPORT ON PLANNING MEETINGS DEALT WITH BY THE COUNCIL AT ITS LAST MEETING**

The item was received and noted.

**032: THANET DISTRICT LOCAL PLAN**

Cllr Morrish outlined the following 10 point proposal to be forwarded to Thanet District Council as Westgate on Sea Town Council's current response to the draft local plan:

1. *The level of housing growth incorporated in the Local Plan should be a bottom-up approach related to objective, evidence based need;*
2. *The Current 2015 Draft Local Plan lacks crucial evidence which calls into question the future robustness and soundness of the proposals both in terms of process and content.*
3. *The level of proposed housing proposed in the Draft Local Plan is based on optimism in preference to an evidence based jobs led approach;*
4. *The loss of significant tracts of Grade 1 agricultural land proposed in the Draft Local Plan is unacceptable . Loss of any Grade 1 land should only be contemplated as a matter of absolute last resort rather than used in fostering optimism*
5. *The Proposed allocations ST1 and ST2 in the Draft Local Plan are not proportionate to the existing built form and local services and should be withdrawn*
6. *In the absence of a fully costed implementation programme and open book funding plan, the Draft Local Plan is considered to undeliverable in the manner proposed*
7. *The Local Plan should be suspended until such time as the future of Manston is determined and the 'in combination' effects are known, understood and incorporated;*
8. *In order to demonstrate the probity of the consultation process allied to fostering confidence, the Local Plan should be redrawn to reflect the representations made and take on board the views of the community*
9. *In the event that the Local Plan continues in process a lower housing requirement should be adopted for the first years of the plan with the number only being stepped up in later years—to enable people to keep an eye on the plan; and*
10. *The Local Plan and associated consultation process has been felt to be overly complex and confusing (see the DCLG Committee expectations on this process) and needs be reviewed going forward to be more user friendly to all sections of the community.*

Seconded By: Cllr Scott.

**RESOLVED**

### **033: COMMITTEE MEMBERSHIP AND GOVERNANCE**

1. The Council Chairman and Vice Chairman felt that they were not technically qualified to chair Planning meetings and wished to relinquish the chair of these meetings to Cllr Morrish.
2. Cllr Morrish agreed to serve as Vice Chairman (Planning).
3. It was also agreed that Westgate on Sea CAG be formally invited to every meeting to give any evidence on conservation matters.
4. From now on Environment matters and associated items would be dealt with via a subcommittee.

Proposed: Cllr King.

Seconded by: Cllr Rolfe.

**RESOLVED**

#### **NEXT MEETING**

20th July 2015.

The Chairman closed the meeting at 9.45pm.

**CHAIRMAN**