



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

**Westgate-On-Sea Town Council**

**Held on Tuesday 13<sup>th</sup> October 2020 at 6:30pm**

Present	Cllr Cornford; Cllr Pennington; Cllr Donaldson	
Also, in attendance	Mrs Gill Gray – Town Clerk and 1 member of the public	
22402	<b>Apologies for Absence</b> Cllr Dr H Scott, Cllr Page and Cllr Wallin. Cllr Donaldson was substitute for Cllr Dr H Scott.	
22403	<b>Member's Interests</b> Cllr Cornford declared an interest in Item 10h	
22404	<b>Minutes</b> It was moved by Cllr Donaldson and seconded by Cllr Pennington and <b>RESOLVED: that the minutes of the P, H &amp; E Committee meeting held on 8<sup>th</sup> September 2020 were an accurate record of the meeting</b>	
22405	<b>Chairperson's Announcements</b> None	
22406	<b>Public Participation Session</b> There were no requests.	
22407	<b>Local Needs, Affordable Housing</b> Town Clerk shared details from ACRE about potential partnership working opportunities in relation to creating local and affordable housing; these were welcomed by Members.	
22408	<b>Government Consultations on Reforming the Planning System</b> Following the deferred item from Full Council; Town Clerk read the consultation questions from NALC in relation to White Paper: Planning for the Future. The responses were recorded, and Town Clerk communicated them to NALC by the deadline of 15.10.20	
22409	<b>Planning Decisions by Thanet District Council</b> Cllr Cornford reported on decisions made by Thanet District Council (a) FH/TH/20/0909 – 3 Lymington Road, Westgate on Sea Variation of condition 4 attached to planning permission F/TH/18/0257 for the change of use from micro-pub (Use Class A4) to a restaurant (Use Class A3) to allow for changes to the opening hours – GRANT PERMISSION (b) L/TH/20/0757 – 61 Sea Road, Westgate on Sea	

	<p>Application for Listed Building Consent for removal of a section of internal wall in dining room, reinstatement of inglenook, replacement of existing window with door and removal of door within bay window on ground floor, blocking up, insertion and reinstatement of internal doors, additions of ensuite bathrooms to first and second floors, refurbishment of windows, reinstatement of fire surrounds, installation of cast iron rainwater goods and removal of outer entrance door and reinstatement of open porch entrance – GRANT PERMISSION</p> <p>(c) FH/TH/20/0867 – 15 Norman Road, Westgate on Sea Erection of a single storey rear extension with parapet walls to side and raised roof lights following removal of existing extension – GRANT PERMISSION</p> <p>(d) FH/TH/20/0921 – 101 Sea Road, Westgate on Sea Erection of first floor, second floor and roof extension, two storey side extension and first and second floor front balcony following removal of existing first floor and roof, together with associated landscaping works – REFUSE PERMISSION</p> <p>(e) A/TH/20/0776 – 78 St Mildreds Road, Westgate on Sea Erection and display of 1No non-illuminated information board to front elevation – GRANT PERMISSION</p> <p>(f) F/TH/20/0964 – Ursuline College, 225 Canterbury Road, Westgate on Sea Repair and replacement of existing tiled roofs and hanging tiles to side elevation together with replacement of existing flat roofs – GRANT PERMISSION</p> <p>(g) L/TH/20/0965 – Ursuline College. 225 Canterbury Road, Westgate on Sea Application for Listed Building Consent for repair and replacement of existing tiled roofs and hanging tiles to side elevation together with replacement of existing flat roofs and rainwater goods – GRANT PERMISSION</p>	
2410	<p><b>Significant Previous Approved and Awaiting Approval Planning Applications Update</b> None.</p>	
2411	<p><b>Planning Applications for consultation</b> <b>(a) F/TH/20/1024 – Land rear of 37 Sea Road, Westgate on Sea</b></p>	

Erection of 4 No 2bed terraced dwellings fronting St Clements Road with associated parking, access and landscaping works following demolition of existing garages..

**It was RESOLVED that the Town Council comments:**

**No objection.**

**(b) FH/TH/20/1079– Broadsands, Hengist Road, Westgate on Sea**

Erection of pitched roof outbuilding within front garden to enclose swimming pool together with erection of a 1.7-metre-high screening wall.

**It was RESOLVED that the Town Council comments:**

**Objection with comment: layout of building design and visual appearance to the detriment of area**

**(c) FH/TH/20/1170 – 24 Linden Road, Westgate on Sea**

Erection of a single storey outbuilding to rear.

**It was RESOLVED that the Town Council comments:**

**No objection.**

**(d) F/TH/20/1149 – St Peters Prestbytery, 117 Canterbury Road, Westgate on Sea**

Change of use from a church (Use Class F1) to a shop (Use Class E) for a temporary period of 12 months.

**It was RESOLVED that the Town Council comments:**

**No objection.**

**(e) F/TH/20/1193 – The Sandwich Shack, 40 Station Road, Westgate on Sea**

Application for variation of condition 1 of approved planning permission for F/TH/19/1117 for 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 to allow removal of toilet block.

**It was RESOLVED that the Town Council comments:**

**No objection.**

**(f) F/TH/20/1198 – 33C Station Road, Westgate on Sea**

Change of use of first floor from residential (Use Class C3) to tattoo and piercing studio (Use Class Sui Generis)

**It was RESOLVED that the Town Council comments:**

	<p><b>No objection.</b></p> <p><b>(g) F/TH/20/1030 &amp; L/TH/20/1031 – 123 Canterbury Road, Westgate on Sea</b></p> <p>Change of use from residential institution (Use Class C2) to 12No 1-bed flats and 15No 2-bed flats and the erection 12No 2-bed dwellings (Use Class C3) with associated parking and landscaping together with alterations to fenestration and refurbishment following part demolition of existing building &amp; application for listed building consent for part demolition and internal and external alterations and refurbishment including alterations to fenestration to facilitate the change of use from residential institution (Use Class C2) to 12No 1-bed flats and 15No 2-bed flats and the erection 12No 2-bed dwellings (Use Class C3) with associated parking and landscaping.</p> <p><b>It was RESOLVED that the Town Council comments: Supported with comments: This is a welcomed, well designed, sympathetic development in key area of our town.</b></p> <p><b>(h) F/TH/20/0051 – The St Mildreds Bay, St Mildreds Gardens, Westgate on Sea</b></p> <p>Change of use from café (Use Class A3) to a mixed bar and café (Use Class A3 and A4) together with alterations to height of roof, fenestration of store and existing café, alterations to boundary treatment and installation of 1No air conditioning unit.</p> <p><b>It was RESOLVED that the Town Council comments: Objection with comments: The following material planning considerations to support are:</b></p> <ul style="list-style-type: none"> <li>• Overlooking and loss of privacy</li> <li>• Overshadowing/loss of outlook to the detriment of residential amenity</li> </ul>	
2412	<p><b>Next Meeting</b> The next meeting is 10<sup>th</sup> November 2020</p>	
2413	<p><b>Meeting closed 8:06pm</b></p>	

Signed.....

Dated.....