



Minutes of the Extra Ordinary Planning, Highways and Environment Committee

Westgate-On-Sea Town Council

Held on Wednesday 11th January 2023 at 5.30pm at
the Town Council Office, 78 St Mildreds Road,
Westgate on Sea CT8 8RF

Present	Cllr Parry (Chair); Cllr Cornford; Cllr Donaldson; Cllr Wallin	
Also, in attendance	Mrs Chloe Wheatley (Finance Assistant)	
3601	Apologies for Absence None	
3602	Member's Interests None	
3603	Minutes It was moved by Cllr Donaldson and seconded by Cllr Wallin and RESOLVED: that the minutes of the P,H&E Committee meeting held on 13 th December 2022 were signed and approved as an accurate record of the meeting.	
3604	Public Participation Session There were no requests to speak.	
3605	Planning Decisions by Thanet District Council To report decisions made by Thanet District Council. a) FH/TH/22/0700 – Flat 1, 125A Canterbury Road, Westgate-on-Sea KENT Change of use of single dwelling to 2 no 2-bed self-contained flats together with replacement of conservatory frame and glazing and internal alterations. Decision: Grant Permission	

	<p>b) FH/TH/22/0700 – Flat 1, 125A Canterbury Road, Westgate-on-Sea KENT Application for Listed Building Consent for internal alterations of part of the ground floor to create 3 x 2 bedroom apartments and replacement of conservatory frame and glazing. Decision: Grant Permission</p> <p>c) FH/TH/22/1402 – 9 The Warren Drive, Westgate-on-Sea Kent CT8 8JB Part retrospective erection of a single storey outbuilding in rear garden. Decision: Grant Permission</p> <p>d) FH/TH/22/1423 – 14 St Margarets Road, Westgate-on-Sea, Kent CT8 8ED Erection of front and rear dormer windows to facilitate loft conversion following removal of existing dormer to rear elevation Decision: Grant Permission</p>	
3606	<p>Planning Applications for Consultation</p> <p>a) FH/TH/22/1617 – 160 Canterbury Road, Westgate-on-Sea Kent CT8 8NJ Erection of single storey rear extension with 2no. roof lights following demolition of existing garage and part of existing extension. Town Council comments: Support application</p> <p>b) F/TH/22/1447 – 39-43 Sea Road and land rear of 37, Westgate-on-Sea, Kent CT8 8QW Change of use of existing care home buildings to provide 10No 1-bed, 29No 2-bed self-contained flats (following demolition of part of the existing buildings) together with the erection of 6No 3-bed 2 storey dwellings to the rear of the site, accessed off St Clement's Road with associated parking, access and landscaping works. Town Council comments: Objection. Notwithstanding the long history of Planning Applications for this site our view is that this proposed development in a Conservation Area is a fundamental over development in both scale and mass, particularly the rear extension to the main houses. This will loom over the roof line of the original historic properties and negatively impact the street view from Sea Road.</p>	

	<p>Again, due to the overbearing scale this will impact on the nearby listed building and intrude both from noise and visually into the adjoining properties. We comment on insufficient car parking spaces. Access to the proposed houses to the rear site will have a severely deleterious effect on the quiet and narrow St Clement's Road.</p> <p>c) FH/TH/22/1588 – 27 Elm Grove, Westgate-on-Sea Kent, CT8 8LD Erection of single storey side and rear extension together with formation of vehicular access, 4No rooflights to front and 6No rooflights to rear following alterations to roof and fenestration to facilitate loft conversion. Town Council comments: No Comment</p> <p>d) FH/TH/22/1662 – 26 Roxburgh Road, Westgate-on-Sea Kent CT8 8NJ Installation of 6 No Solar Panels Town Council comments: Support application</p>	
3607	<p>Next Meeting</p> <p>The next meeting is 14th February 2023</p>	
3608	<p>Meeting closed</p> <p>6.00pm</p>	

Signed.....

Dated.....14.2.23.

