



**Minutes of the Extra Ordinary Meeting of the Full
Council of**

Westgate-On Sea Town Council

on Tuesday 10th December 2019 at 6.30pm

Held at

78 St Mildreds Road, Westgate-On-Sea, Kent CT8 8RF

Present	Cllrs Pennington (Chairperson), Cornford, Donaldson, Nightingale, O'Connor, Page, H Scott, M Scott, Wallin	
Also, in attendance	Gill Gray (Town Clerk), 5 representatives from Gillings Planning Consultants, JTP and Millwood Designer Homes and members of the public	
	Chairperson's Welcome The Chairperson opened the meeting and gave the usual "housekeeping" instructions.	
2064	To receive apologies for absence There were none.	
2065	Members' Declarations of Interest Cllrs O'Connor, Page and H Scott declared that they live close to the boundary of the proposed housing development.	
2066	Public Participation Session 4 members of the public spoke about concerns and made statements in relation to the proposed housing development at Garlinge and Westgate on Sea. Some of the issues raised were:- <ul style="list-style-type: none"> • Consultation not engaging and not to CPRE and RIBA standard • Not enough emphasis on payback and social investment • High density in some areas of the proposal shocking • Greater pressure on local schools, NHS and road network • Destruction of arable land leading to loss of food security • Double the population of Westgate not sustainable for services such as sewers and drainage and aspiration for being carbon neutral by 2030 • Lack of details about exploring brownfield sites as an alternative • Adequate space for families with multiple vehicles to park 	

	<ul style="list-style-type: none"> • Transport strategy needs to be considered carefully and local knowledge sought before commitment • Site traffic issues will need to be closely monitored • Air quality impact on the locality 	
2067	<p>Feedback from Millwood Designer Homes Community Exhibition and Presentation from Millwood Designer Homes</p> <p>Gillings Planning commenced with an overview of the process undertaken leading up to the Community Exhibition and how this has impacted on discussions since then. The Draft Local Plan hearings have now been concluded and the report from the Planning Inspector is due to be released very shortly. Various assessments have been undertaken and there are discussions following with TDC. Other agencies that have been consulted are KCC, NHS, KFRS and Kent Police. Some of the requests have been:-</p> <ul style="list-style-type: none"> • A 26-place nursery school incorporated in the scheme • A new doctors surgery requested by the NHS • Wide range of types of affordable and sustainable housing • Wildlife zone incorporated in the scheme • Community infrastructure such as Scout Hut etc • Employment opportunities • Improved traffic flow • Safely lit areas in the development <p>JTP confirmed that they are committed to providing a place fit for purpose, to include Section 106 money in the region of 40 million over the lifetime of the development to potentially fund a primary school, sports facilities and social care.</p> <p>The proposed Main Modifications to the Thanet Local Plan are due to be consulted on in the coming weeks.</p>	
2068	<p>Question and Answer Session</p> <ul style="list-style-type: none"> • Will the proposed development involve proper consultation in the local area, including Garlinge? • Gillings and JTP confirmed that further consultation is planned and that Garlinge will be dealt with independently as this has been overlooked to date and apologised for the branding which has focussed on Westgate. • Where will the funds for the improvements to the road network come from? • KCC are currently pursuing funding for the 	

“Inner Loop” an inner circuit planned to link Westwood Cross to Garlinge, Westgate and Birchington.

- Who decided the position of the proposed Doctor’s Surgery and Primary School?
- **The NHS have requested land for the Doctor’s Surgery, but the final position for both the Surgery and School are not decided yet.**
- Will Millwood Homes complete the whole development?
- **Millwood Homes are committed to providing the development and gave examples of previous experience of larger developments, they added they have learnt lessons since the St Augustine’s scheme in Westgate.**
- How will the service vehicles access the proposed medical centre as there are already issues with litter not collected due to parked vehicles causing restricted access?
- **Although the exact position is not yet known for the medical centre, a Transport Strategy is being currently worked on using the KCC traffic model. A list of requirements from the Planning Inspector will result in reports being generated to provide lots of detail and a good understanding for clear interim phasing. It is clear that not all solutions can be funded at once.**
- How will the proposals overcome problems on High Street, Garlinge due to parked vehicles?
- **Transport Strategy is being currently worked on using the KCC traffic model. A list of requirements from the Planning Inspector will result in reports being generated to provide lots of detail and a good understanding for clear interim phasing. It is clear that not all solutions can be funded at once.**

	<ul style="list-style-type: none"> • How will air quality be maintained? • An assessment on air quality is half prepared to estimate the impact on the population and identify mitigation, this will be part of the planning application requirements. • Will transport links be improved? • Transport Strategy is being currently worked on using the KCC traffic model. A list of requirements from the Planning Inspector will result in reports being generated to provide lots of detail and a good understanding for clear interim phasing. KCC are currently pursuing funding for the “Inner Loop” an inner circuit planned to link Westwood Cross to Garlinge, Westgate and Birchington. • How will the proposed community infrastructure be funded? • There is funding proposed by Section 106 money which equates to approximately 40 million to provide for improved sports, education and social care for the community. 	
2069	<p>Community Asset Transfers – Legal Fees for TDC The Town Clerk reported that a proposed figure for the legal fees has been set at £1,500.00 by TDC for the Community Asset Transfer of the Lymington Recreation Ground and the two shelters on Sea Road. It was moved by Cllr Wallin and seconded by Cllr H Scott and RESOLVED: that the Community Asset Transfer of the Lymington Recreation Ground and two shelters on Sea Road will proceed from TDC on the understanding that the legal fees are set at £1,500.00 by TDC.</p>	
2070	<p>Next Meeting The next meeting is 7th January 2020</p>	
2071	<p>Meeting Closed at 20.25pm</p>	

Signed.....

Chairperson of the Council

Dated.....