



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

**Westgate-On-Sea Town Council**

**Held on Tuesday 12<sup>th</sup> May 2020 at 6:30pm**

Present	Cllr Dr H Scott (Chairperson); Cllr Cornford (Vice-chairperson); Cllr Page; Cllr Wallin	
Also, in attendance	Mrs Gill Gray – Town Clerk and Cllr Pennington	
2203	<b>Apologies for Absence</b> None.	
2204	<b>Member's Interests</b> There were none.	
2205	<b>Chairperson's Announcements</b> Cllr H Scott reported that the sapling trees on the green next to the Community Centre on Lymington Road are growing well. Residents who attended the tree planting will be contacted to invite them to adopt a tree; tree plaques are being researched for costs	
2206	<b>Public Participation Session</b> There were no requests received for public participation at this meeting.	
2207	<b>Manston Airport Design Option Review Stage 2 CAP1616</b> Town Clerk shared a technical information report and explanatory leaflet from RSP Manston who are developing and assessing design options for the proposed airspace change process; Town Clerk suggested that Members have a week to study the details before communicating their comments by email for collation and sharing with RSP Manston by Friday 22 <sup>nd</sup> May 2020.	
2208	<b>Planning Decisions by Thanet District Council</b> Cllr H Scott reported on decisions made by Thanet District Council (a) OL/TH/19/1332 – Land west of Hundreds Farmhouse, Canterbury Road, Westgate on Sea Outline application for the erection of a part two-storey, part three-storey building to accommodate a 75No bedroom care home for the elderly (Use Class C2) with access onto Linksfield Road and associated parking and landscaping, with consideration of layout, scale, appearance and access – GRANT PERMISSION	

	<p>(b) FH/TH/20/0060 – 3 Dent De Lion Road, Westgate on Sea Erection of a 2 metre high double side access gate, alterations to fenestration and doors, replacement UPVC windows, removal of rear chimney, replacement of rear boundary fence with a 2 metre high block wall, replacement of wooden fascias and soffits with UPVC, painting render white and sills black, and install permeable block paving to rear garden and side access path – GRANT PERMISSION</p> <p>(c) F/TH/20/0209 – Unit 1 18-20A Station Road, Westgate on Sea Variation of condition 3 of planning consent F/TH/18/0174 Change of use from Storage and Distribution (Use Class B8) to Community Use (Use Class D1) to allow alterations to opening hours – GRANT PERMISSION</p> <p>(d) F/TH/19/0320 – 37 Sea Road, Westgate on Sea Variation of conditions 2, 10, 11 and 23 of planning permission F/TH/17/1159 for the erection of 4 storey front/side and rear extension with balconies, third floor front/side and rear extensions with terraces, 3 storey rear extension with balconies along with alterations to fenestration following removal of fire escape to facilitate conversion into 27No 2-bed apartments and 4No 1-bed apartments with associated parking and new pedestrian access to allow reconfiguration of parking layout and external amenity space – GRANT PERMISSION</p> <p>(e) F/TH/19/1722 – Budget Beaters Discount, 39 Station Road, Westgate on Sea Installation of replacement shopfront – REFUSE PERMISSION</p> <p>(f) FH/TH/20/0125 – 15 Victoria Avenue, Westgate on Sea Erection of single storey rear extension following demolition of existing conservatory – GRANT PERMISSION</p> <p>(g) FH/TH/20/0206 – 23 Minster Road, Westgate on Sea Erection of a single storey side extension – GRANT PERMISSION</p>	
2209	<b>Planning Applications for consultation</b>	

**(a) FH/TH/20/0476 – 11 Canterbury Road,  
Westgate on Sea**

Erection of single storey rear extension with rooflight and 2No rooflights to existing rear elevation, together with insertion of 1No rooflight to front elevation

**It was RESOLVED that the Town Council comments:  
No objection**

**(b) FH/TH/20/0513– 46 St Benets Road, Westgate  
on Sea**

Erection of a two-storey rear extension

**It was RESOLVED that the Town Council comments:  
No objection – However it was difficult to ascertain  
the extent of the proposed extension as the  
drawings provided did not illustrate the length of the  
intended construction.**

**(c) F/TH/20/0543 – Land on north side of  
Waterside Drive, Westgate on Sea**

Erection of 3No 3-bed and 2No 4-bed terraced dwellings with associated parking, bin, and cycle stores.

**It was RESOLVED that the Town Council comments:  
Objection – the following material planning  
considerations are sited:**

- Overmassing of area
- Conservation area negative impact and in particular the historic value loss
- Loss of privacy and overlooking
- Adequacy of parking/loading/turning
- Loss of visual amenity and landscaping
- Traffic generation

**(d) FH/TH/20/0572 – 5 Cliff Field, Westgate on Sea**

Erection of single storey out building to rear with ancillary living accommodation

**It was RESOLVED that the Town Council comments:  
No objection**

**(e) FH/TH/20/0594 – 12 Minster Road, Westgate  
on Sea**

Formation of vehicular access and associated hardstanding

**It was RESOLVED that the Town Council comments:  
Support subject to relevant KCC permissions  
secured by the applicant**

**(f) F/TH/19/0663 – St Peters Prestbytery, 117  
Canterbury Road, Westgate on Sea**

Erection of a four-storey building for a mixed use development comprising 751sqm of commercial office use on the ground floor (Use Class B1) together with 2No one-bedroom, 8No two-bedroom and 4No three-bedroom apartments on first, second and third floors

(Use Class C3) with associated parking, access and landscaping following demolition of existing building.  
**It was RESOLVED that the Town Council comments:  
Objection – the following material planning considerations are sited:**

- Highway safety – clarification is needed in relation to the queries raised and further information requested by KCC Highways on 31<sup>st</sup> May 2019.
- Impact on overall Conservation Area which include a number of grade 2 listed building– a report should be provided by a qualified Conservation Officer, including the design and materials proposed.
- Loss of seven trees, some of which are very large and established and will survive for many years to come, mainly to make way for car parking. The Town Council requests that the planning department consider some of the higher value trees that are proposed for felling for TPOs. A full tree officer report on those proposed to be felled would be necessary to ascertain their value with regards to gaining a TPO status. The previous tree survey was carried out 3 years ago and is out of date. The trees at the back of the current development can be seen from and give visual amenity to Minster Road, as well as the enormous overall benefits of well-established trees in the town.
- Over massing of the site (which is the root cause of the destruction of the trees)
- Possible loss of privacy to Forest House (neighbour) and Countess Mountbatten Court
- Security concerns from Kent Police

Positive comments: Development of this site is a good use of brownfield land and, although not strictly a planning matter, the employment potential of the Miles and Barr head offices on the ground floor is a boost for the community and economy. Although it is important that a conservation officer reports on the area, design, and materials, it is recognised that the design is an improvement on the previous application. The felling of some trees to accommodate development is occasionally unavoidable, such as T16, but it is felt that a compromise could be reached to reduce the numbers proposed to preserve the valuable benefits to the environment and the conservation area.

	<p>(g) TPO/TH/20/0602 – 6 St Augustines Park, Westgate on Sea</p> <p>1No Sycamore (T1) - Fell</p> <p><b>It was RESOLVED that the Town Council comments:</b></p> <p><b>Objection</b> – The town council can see that the tree is positioned at a dubious angle and is much smaller than the other well-established healthy trees on the plot. However, the tree should be fully assessed by a professional tree surgeon before any works are undertaken and works undertaken to manage the tree (such as pollarding and stabilising the tree) should be considered before the right to fell is granted.</p>	
2210	<p><b>Next Meeting</b></p> <p>The next meeting is 9<sup>th</sup> June 2020</p>	
2211	<p><b>Meeting closed 8:07pm</b></p>	

Signed..... *Heggett* .....

Dated..... *9<sup>th</sup> June 2020* .....

