Minutes of the Planning, Highways and Environment Committee Meeting

Held at the Westgate-on-Sea Town Council Office

78 St Mildreds Road, Westgate-on-Sea CT8 8RF

on Wednesday 1st July 2026 at 6pm

Present:
Cllr Clive Veck (Chair)
Cllr David Wallin (Vice-Chair)
Cllr Donna Carr
Cllr David Donaldson
Cllr Tom King
Ms Nabila Yakub – Town Clerk

PHE/26/53 Welcome from the Chair
Cllr Veck welcomed those present.

PHE/26/54 Apologies for Absence
None.

PHE/26/55 Members' Interests
None.

PHE/26/56 Minutes
The Committee reviewed the minutes of the meeting held on 10th June 2026 and resolved to accept them as a true record.

PHE/26/57 Public Participation Session
None.

PHE/26/58 Chair's Correspondence
None.

PHE/26/59 Finn's Public Consultation Event
The Committee discussed Finn's public consultation event on a proposed 80-home development at Allen Avenue, noting the headline features (including 30% affordable housing, open space and sustainable drainage systems), but focusing on strong local opposition. Members raised serious concerns over highway safety and access via The Warren Drive. Members also expressed concern that the "emergency" access proposed by the school footpath could in practice become a regular vehicular access road, rather than being restricted to genuine emergencies. They also discussed the impact on both the newly registered village green and the designated green wedge, while also questioning Finns' commercial motives and criticising the questionnaire as complex and leading. It was suggested to contact Graham Rickett regarding the village green and footpath, liaise with Birchington Parish Council to pursue a joint approach, and that the committee will monitor the situation so it is prepared to respond formally once a planning application is submitted.

PHE/26/60 Thanet's Local Plan Consultation
The Committee noted the revised timetable for the Thanet Local Plan review, including the key scoping consultation from 24 August to 9 October, and discussed drawing up a "wish list" of priorities—particularly ensuring the Westgate-on-Sea Neighbourhood Plan is properly reflected—while exploring ways to gather residents' views. Given the length and complexity of the current plan and indications that future procedures may allow only a single formal evidence submission, members stressed the need to be well prepared and agreed it would be advantageous to coordinate with Birchington Parish Council, with the Chair seeking a joint meeting to align priorities ahead of the consultation.

Initialled _____

PHE/26/61 Westgate-on-Sea Neighbourhood Development Plan 2022 – 2040
The Committee commenced the scheduled five-year review of the Westgate-on-Sea Neighbourhood Plan, which runs to 2040 and was incorporated into the TDC Local Plan in 2023, noting that some updates will be largely superficial (e.g. dates and links) but that any substantial policy changes would require full consultation and re-ratification. To manage the 60-page document, members agreed to review it in stages—starting with chapters 1–9 (to page 19) for the next meeting—and discussed the need to keep the plan evidence-based and aligned with emerging Local Plan work, including consideration of changing demographics and housing needs.

PHE/26/62 Thanet District Council Planning Applications
The Committee considered the following applications:
FH/TH/26/0409 | Erection of a single storey side extension | 1 Beach Road Westgate On Sea Kent CT8 8AD
The Committee agreed to:
Support on the basis that the new single-storey side extension does not encroach the present legal boundary of the property.

PHE/26/63 Date of Next Meeting
Wednesday 29th July 2026

Signed: _____

Date: 29/7/2026

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