



# Minutes of the Extraordinary Planning, Highways and Environment Committee

## Westgate-On-Sea Town Council

Held on Tuesday 14<sup>th</sup> February 2023 at 6.30pm  
at the Town Council Office, 78 St Mildreds Road, Westgate on Sea CT8 8RF

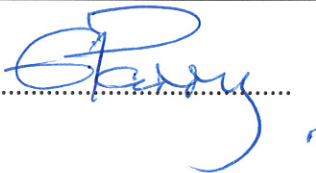
Present	Cllr Parry (Chair); Cllr Donaldson; Cllr Wallin	
Also, in attendance	Mrs Chloe Wheatley (Finance Assistant)	
3649	<b>Apologies for Absence</b>  Cllr Cornford	
3650	<b>Member's Interests</b>  None	
3651	<b>Minutes</b>  It was moved by Cllr Wallin and seconded by Cllr Donaldson and <b>RESOLVED:</b> that the minutes of the Extraordinary P,H&E Committee meeting held on Wednesday 11 <sup>th</sup> January 2023 were signed and approved as an accurate record of the meeting.	
3652	<b>Public Participation Session</b>  There were no requests to speak.	
3653	<b>Planning Decisions by Thanet District Council</b>  To report decisions made by Thanet District Council.  a. F/TH/22/1374 – Land Rear of 27 Station Road, Westgate-on-Sea Kent Erection of a two storey, 1 bed dwelling following demolition of existing single storey structure. <b>WOSTC Comment:</b> Objection due to loss of biodiversity and trees on the site which impact on the nature conservation. 09.11.2022 <b>TDC Decision</b> – Grant Permission	

	<p>b. F/TH/22/149 – 76 Belmont Road, Westgate-on-Sea Kent CT8 8AY Alterations to roof from hip to gable together with installation of window in gable end, 2No rooflights to front roofslope and erection of a flat roof dormer to rear roofslope to facilitate loft conversion <b>WOSTC Comment:</b> No Comment. 11.10.2022 <b>TDC Decision</b> – Grant Permission</p> <p>c. F/TH/22/1421 - 129 Sea Road Westgate On Sea Kent CT8 8QB Erection of 1No two storey detached dwelling together with garage and outbuildings, following demolition of existing dwelling <b>WOSTC Comment:</b> No Comment 11.10.2022 <b>TDC Decision</b> – Grant Permission</p> <p>d. F/TH/22/1542 - 21 Station Road Westgate On Sea Kent CT8 8RB Change of use from cafe/ancillary space and dwelling at ground and first floors to cafe and dwelling at ground and first floor floor together with the creation of a two bedroom dwelling in the rear part of the first floor and the erection of a second floor flat roof extension <b>WOSTC Comment:</b> Objection with the following material planning considerations including parking, loss of privacy, layout and density of building deemed to be overdevelopment, poor access, lack of waste management details, does not appear to be connected to main sewer and no Environment Agency comments. 15.12.2022 <b>TDC Decision</b> – Refuse Permission</p> <p>e. FH/TH/22/1601 – 119 Sea Road, Westgate on Sea Kent CT8 8QE Installation of windows to front and side elevations to replace existing. <b>WOSTC Comment</b> – Support 15.12.2022 <b>TDC Decision</b> – Grant Permission</p> <p>f. 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. <b>WOSTC Comment</b> - Support application 11.01.2023 <b>TDC Decision</b> – Grant Permission</p> <p>g. F/TH/22/1283 – Land West of Hundreds Farm House Canterbury Road Westgate on Sea Erection of a three storey 70 bedroom care home (class C2 use) and associated external works. <b>WOSTC Comment</b> – Objection due to loss of biodiversity and trees on the site which impact on the nature conservation. 09.11.2022 <b>TDC Decision</b> – Grant Permission</p>	
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3654	<p><b>Planning Applications for Consultation</b></p> <p>a. FH/TH/22/1712 - 163 Canterbury Road Westgate on Sea Kent CT8 8NH Erection of a two-storey side extension following demolition of existing garage <b>Town Council Comments:</b> Support Application</p> <p>b. FH/TH/23/0067 - 6 St Margarets Road, Westgate-on-Sea Kent CT8 8ED Erection of flat roof rear roof extension and 2no. rooflight to facilitate a loft conversion. <b>Town Council Comments:</b> Support Application</p> <p>c. F/TH/20/1076 - Land Adjacent 16, Station Road, Westgate-on-Sea Kent Amended plans/documents submitted for review. Erection of 2No. 3 storey 3bed semi detached dwellings with vehicular crossover and associated off road parking and landscaping. WOSTC comment: No objection. 08.09.2020 <b>Town Council Comments:</b> No comment</p> <p>d. TCA.TH.23.0153 - Dresden Court, Cuthbert Road, Westgate on Sea Kent Sycamore - crown reduce by 4m to previous pollard points <b>Town Council Comments:</b> No comment</p> <p>e. FH/TH/23/0034 - 82 Linksfield Road, Westgate on Sea Kent CT8 8HF Erection of a part two storey and part single storey flat roof rear extension following demolition of existing conservatory. <b>Town Council Comments:</b> No Comment</p> <p>f. F/TH/22/0649 - St Peters Presbytery, 117 Canterbury Road Westgate on Sea Kent CT8 8NW Erection of part 3 storey / part 4 storey building to provide 35 retirement living apartments for older persons, with associated communal facilities, parking and landscaping. <b>Town Council Comments:</b> Objection with the following material planning considerations: Highway issues - serious concerns in regard to the ingress and egress of the site as the main entrance is situated on the busy A28 Canterbury Road. Layout and density of building design and effect on listed buildings and conservation area- building design is not in keeping with the character and appearance of the conservation area. Westgate on Sea Town Council full heartedly support and agree with the comments and critique from the Thanet District Council Conservation Officer</p> <p>g. FH/TH/22/1612 - Troodos, Westgate Bay Avenue, Westgate on Sea Kent Alterations to fenestrations (ground and first floor windows and doors - retrospective application) and balcony on front elevation together with installation of 2 no solar panels. <b>Town Council Comments:</b> No Comment</p>	
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3655	<b>Next Meeting</b> The next meeting is 14 <sup>th</sup> February 2023	
3656	<b>Meeting closed</b> 6.45pm	

Signed.....

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