

Westgate-on-Sea Town Council Planning and Environment Committee

Venue: The Council Chamber, Town Hall Buildings, 31 St Mildred's Road, Westgate-on-Sea

Time: 6pm

Date: Monday 18 April 2016

Present: Councillors Morrish (Vice-Chairman), Cornford, Nightingale, Rickett, and Scott.

Also present: Town Clerks: Jill Frankland and Roy Wade (Interim). Mr G Orton and Mrs C Wheeler.

	Item		Action
258	Chairman	The Chairman opened the meeting and welcomed Jill Frankland, the new Town Clerk	
259	Apologies	Councillors Ashbee, Charlton, King, Pennington, and Rolfe.	
260	Minutes	The Minutes of the previous meeting held on Monday 21 March 2016 were received and approved as a true record. Proposed: Cllr. Cornford. Seconded: Cllr. Rickett. The Interim Clerk confirmed that amendment at full Council had been made.	
261	Declarations of Interest	None	
262	Planning Decisions	The Committee noted that no decisions had been made available to the Council by TDC since the last meeting.	
263	Planning Applications	<p>The Committee considered the under-mentioned applications received since the last meeting and submitted the following observations:</p> <ul style="list-style-type: none"> i) TH/16/0638 – 3 Vestey Court – Erection of two storey extension. No comments. ii) TH/16/0423 – 20 Beach Road – Change of use from public house to 4 x 1 bed flats and 3 x 2 bed flats and 4 x 3 bed flats with associated parking, together with micro pub on ground floor and erection of a first floor extension. Resolved: In spite of the concern at the loss of a large community asset, the Council recognises the compromise made by the provision of a micro pub and B&B. Proposed: Cllr. Scott. Seconded: Cllr. Nightingale. iii) 45/51 Sea Road Previously submitted application has been reduced by one dwelling. Has underground car park and parking in front of dwellings. Resolved: To support the detailed comments made by CAAG. Please see appendix 1 attached. Proposed: Cllr. Rickett. Seconded: Cllr. Cornford. 	<p>JF</p> <p>JF</p> <p>JF</p>

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		<p>Concern was expressed that TDC would only include dwellings which have been empty for more than four years. Resolved. Write to TDC asking how they followed the brown field site policy and why they have not produced a brown field map of developments. Proposed: Cllr. Scott. Seconded: Cllr. Cornford.</p> <p>It was noted that a decision on proceeding with a Neighbourhood Plan had been delayed with the expectation of the publication of the Local Plan. As the Local Plan has not been published it was felt that WOSTC should now make a decision on a neighbourhood Plan for Westgate-On-Sea. Two workshops: 29 April and 25 April, have been scheduled by 'Design South East' on behalf of TDC to discuss Neighbourhood Plans and related matters. Two spaces remain for 25 April, it was decided that the new Town Clerk should attend. Mr Orton to provide details to the new Town Clerk.</p>	<p>JF</p> <p>JF</p>
267	Reports and Updates from the Chairman	<p>i) TRO – the parking of motor caravans One complaint. Raised concern that people are sleeping in caravans. Vice-Chair to send details to Town Clerk. Resolved: Monitor and review the situation.</p> <p>ii) Public shower at West Bay Still being promised by TDC Officers that “will be done by 2016 season”.</p> <p>iii) Re-location of the West Bay ice cream kiosk Ongoing for more than 6 years. Town Clerk to chase.</p> <p>iv) The West Bay shelter adjacent to Cafe Some concrete repairs undertaken but painting shelter and on public toilets and building in West Bay all in poor condition and in need of painting. Resolved: Raise with TDC that needs painting</p> <p>v) Fencing around the shelter On green opposite palm Court - Shelter above West Bay Café has been fenced off since February due to vandalism. Write to TDC: Noting historical significance, that have received complaints and ask when vandal damage will be repaired?</p>	<p>DM All</p> <p>JF</p> <p>JF</p>
268	Any Other Business	<p>I. Heritage Lottery Grant and TDC TDC is updating historical information boards. Suggest Westgate might have new boards. Work with Margate Civic Society. Style: similar to bus shelter with board inside, estimate £5,000. Agenda item for next meeting.</p> <p>II. Interim Town Clerk is arrange for 'Kingdom Reps' to attend next meeting to give presentation on St Mildred's Bay.</p>	<p>JF</p> <p>RW</p>

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		<p>III. Café next to Pavs has been empty for two years and is increasingly looking dilapidated. CAAG feel strongly that the building needs attention. S.215 of the Town and Country Planning Act 1990 can be undertaken by TDC. Town Clerk to approach the three TDC Councillors.</p> <p>IV. Resolved to start the Committee Meeting at 6.30 pm.</p>	JF JF
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The Chairman closed the meeting at 8.10pm.

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Appendix 1

CAAG Comments on Planning Application F/TH/16/0280 - 45-51 Sea Rd - Alteration to design & reduce from 40 to 39 units of F/Th/10/0525.

Officer - Emma Fibbens.

Our Comments - We can understand the requirement for balconies and picture windows for sea front properties and like the retention of tile hung aspects on the front elevations, the materials and finishes used should be traditional and in keeping with the setting and rhythm of mainly Victorian Marine residences along Sea Rd.

We feel the design could benefit from slight improvements to give more visual impact and that more ornate key details would enhance the design; namely re-introduction of the decorative curved-arch barge boards and broken pediment as per No 47 Sea Rd - as demonstrated in photo Fig 2, Para 2.8, Page 5 of Planning Statement - Variation of Condition, to be more evocative of the Victorian Era.

We would also like to see the window treatments given white Sash/Victorian elements.

We are not against the underground parking be limited to 15 spaces.

Concerning the design changes to the rear mews - although the design is now more classical, rendered under a Mansard slate roof. We note that Dalby Sq. Cliftonville features a Victorian Terrace with a slate mansard roof line, however lemon coloured brickwork appears underneath. Could some of these elements be included also.

As a contrasting juxtaposition we would like to see the recessed modern glass 'link' to feature all large plate glass panels. The plans appear to show some small glass top sections which detract from the visual impact.