



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

**Westgate-On-Sea Town Council**

**Held on Tuesday 8<sup>th</sup> February 2022 at 6.30pm at the  
Town Council Office, 78 St Mildreds Road, Westgate  
on Sea CT8 8RF**

Present	Cllr Cornford; Cllr Donaldson; Cllr Wallin	
Also, in attendance	Gill Gray – Town Clerk and one resident	
3058	<b>Apologies for Absence</b> None	
3059	<b>Member's Interests</b> Cllr Wallin declared an interest in Item 7(a)	
3060	<b>Minutes</b> It was moved by Cllr Wallin and seconded by Cllr Donaldson and <b>RESOLVED: that the minutes of the P,H&amp;E Committee meeting held on 11<sup>th</sup> January 2022 were signed and approved as an accurate record of the meeting.</b>	
3061	<b>Chairperson's Announcements</b> None	
3062	<b>Public Participation Session</b> There were no requests from the public to speak.	
3063	<b>Planning Decisions by Thanet District Council</b>  Cllr Cornford read the decisions made by Thanet District Council.  (a) FH/TH/21/1689 – 5 Pilar Court, 28 Roxburgh Road, Westgate-on-Sea Replacement of sash timber single glazed windows with sash timber double glazed windows <b>GRANT PERMISSION</b>  (b) F/TH/21/1272 – 82 St Mildred's Walk, Westgate-on-Sea Variation of condition two of planning permission F/TH/04/0789 for the change of use of pitched-roof single-storey building from a printers (Use Class B1) to an early childhood learning centre (Use Class D1) to allow change of use to café, alterations to opening hours and retention of air conditioning unit. <b>GRANT PERMISSION</b>  (c) A/TH/21/1693 – Paydens Ltd., 76 St Mildred's Road, Westgate-on-Sea	

	<p>Erection and display of TV within the pharmacy window.  <b>GRANT PERMISSION</b>  (d) FH/TH/21/1876 – 9 Carlton Rise, Westgate-on-Sea  Erection of part single storey, part two storey front side and rear extensions together with alterations and extension of roof, erection of side dormer, balcony to rear and alterations to fenestration.  <b>GRANT PERMISSION</b></p>	
3064	<p><b>Significant Previous Approved and Awaiting Approval Planning Applications Update</b>  Members debated the recent outcome on the tree application for the following and want to highlight the issue with TDC:-  A) TCA/TH/21/1602 - Piggybank Nursery, 47 Station Road, Westgate on Sea</p>	
3065	<p><b>Planning Applications for Consultation</b>  (a) TCA/TH/22/0015 - Sherwood Court, Dent de Lion Road, Westgate-on-Sea  1No Cherry (T1) – Fell, 1No Whitebeam (T2) – Crown reduce by one metre and shape.  It was moved by Cllr Donaldson and seconded by Cllr Cornford and <b>RESOLVED: that the Town Council Comments:- Objection to the proposed works and support the tree report from the Tree Officer at Thanet District Council that the works are not necessary. The trees are of amenity value to surrounding residencies.</b>  (b) F/TH/21/1900 – Land West of Hundreds Farmhouse, Canterbury Road, Westgate-on-Sea  Change of use of communal lounge, managers office and storeroom to 1No 2-bed self-contained flat.  It was moved by Cllr Donaldson and seconded by Cllr Wallin and <b>RESOLVED: that the Town Council Comments:- No comment</b>  (c) F/TH/21/1868 – 58 St Mildred’s Road, Westgate-on-Sea  Change of use of existing ground floor retail unit to a dental surgery along with the basement and part of the first floor together with upper floors being</p>	

converted to 2no two-bedroom apartments with erection of a detached two storey one bedroom house. It was moved by Cllr Donaldson and seconded by Cllr Wallin and **RESOLVED:** that the Town Council Comments:- No objection to dental surgery as this is welcomed; there are concerns about the proposed additional residential property as there are no provisions for ground water surface drainage. The provision for waste and recycling is already a problem in this vicinity and this needs to be considered carefully for any additional residential dwellings. The proposed development is considered as over massing in an already highly residential space of the town where parking is at a premium.

(d) F/TH/21/1936 – Budget Beaters Discounts, 39 Station Road, Westgate-on-Sea  
Installation of external ventilation extract flue to rear elevation of property. It was moved by Cllr Cornford and seconded by Cllr Donaldson and **RESOLVED:** that the Town Council Comments:- Supported as long as Environmental Health recommendations to mitigate noise are completed.

(e) F/TH/21/1948 – 4 The Grove, Westgate-on-Sea  
Erection of 1No single storey 2-bed dwelling, 4No two storey 3-bed dwellings and 3No two and three storey 4-bed dwellings with associated landscaping and engineering operations including alteration to existing vehicle access and formation of an internal access road leading from Canterbury Road.

**It was moved by Cllr Donaldson and seconded by Cllr Wallin and RESOLVED:** that the Town Council Comments:- **Objection on the grounds and material planning considerations including:**

- **Highway concerns - highway access that has not been used for over 60 years; parking for**

	<p><b>new dwellings as potential for a lot more vehicles in an already congested area</b></p> <ul style="list-style-type: none"> <li>• <b>Environmental concerns - air quality for the development next to a main road; impact on biodiversity including bats and birds following habitat destruction; potential flood risk as this is known to have surface flooding problem</b></li> <li>• <b>The planning application is within a Conservation Area and the high density is felt to contravene design principles within the Thanet Local Plan</b></li> </ul>	
3066	<p><b>Next Meeting</b> The next meeting is 8<sup>th</sup> March 2022</p>	
3067	<p><b>Meeting closed 19.20pm</b></p>	

Signed.....

Dated...08:03:2022.....