



## Minutes of the Planning, Highways and Environment Committee

Held at the Westgate-on-Sea Town Council Office

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

on Wednesday 12<sup>th</sup> November 2025 at 6pm

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### Present:

Cllr Clive Veck (Chair)  
Cllr David Wallin (Vice-Chair)  
Cllr David Donaldson  
Ms. Nabila Yakub – Town Clerk  
3 Members of Public

### PHE/25/78 Welcome from the Chair

Cllr Veck welcomed those present.

### PHE/25/79 Apologies for Absence

Apologies for absence were received from Cllr Fenning.

### PHE/25/80 Members' Interests

None.

### PHE/25/81 Minutes

The Committee reviewed the minutes of the meeting held on 8<sup>th</sup> October 2025 and resolved to accept them as a true record.

### PHE/25/82 Public Participation Session

A resident asked how many members of the planning committee had received planning training.

Cllr Donaldson, Cllr Veck and Cllr Wallin all confirmed that they had attended training.

### PHE/25/83 Chair's Correspondence

The Chair noted that aside from routine matters, their main priority was to ensure everyone had reviewed all 18 planning applications to be reviewed, as well as one newly added application.

### PHE/25/84 Thanet District Council Planning Applications

The Committee considered the following applications:

[A/TH/25/0205 | Erection and Display of 2no non illuminated fascia and 1no non illuminated projecting sign | 33 - 35 St Mildreds Road Westgate On Sea Kent CT8 8RE](#)

**The Committee agreed to: Object on the basis that it is not in keeping with the conservation area.**

[TCA/TH/25/1057 | 1no Norway Maple, 1no Sycamore \(T554, T557\) - prune to clear the building by 2m, 1no Cherry \(T556\) - remove the hanger, 1no Cherry \(T547\) - crown lift to 5.5m and remove epicormic up to 2m, 1no Holm Oak \(T563\) - crown lift to 5.5m, 1no Sycamore \(T562\) - remove deadwood and epicormic growth up to 6m, 2no Yew \(T561, T550\) - crown lift to 3.5m, 1no Holm Oak \(T560\) - crown lift to 5.5m and remove epicormic growth, 1no Yew \(T559\) - crown lift to 3.5m and remove self set sycamore, 1no Norway Maple \(T558\) - prune to clear building by 2m and install non invasive brace, 1no Cherry \(T556\) - remove lowest branch, 1no Sycamore \(T1\) - remove deadwood, 1no Holm Oak \(T553\) - crown lift to 5.5m and remove epicormic growth up to 6m, 1no Yew](#)

(T552) - crown lift to 3.5m and remove elder to ground level, 1no Sycamore (T549) - remove epicormic growth and deadwood, 1no Yew (T548) - prune overhanging branches, | Ethelbert Square Gardens Westgate Bay Avenue Westgate On Sea Kent CT8 8SR

**The Committee agreed to: Support**

TCA/TH/25/1106 | 1no Plum, 1no Cherry (T591, T582) - fell, 1no Yew, 1no Holm Oak (T567, T598) - crown lift to 5.5m over roadside and 2.5m over footpath, 1no Holm Oak (T597) - remove epicormic growth at base and crown lift to 5.5m, 1no Holm Oak (T596) - crown lift to 3.5m, 1no Yew, 3no Holly, 1no Elder, 1no Cherry (T595, T594, T592, T588, T581, T579) - crown lift to 3.5m over roadside, 1no Sycamore (T593) - sever ivy from ground level to 20cm above ground level and remove elder to ground level, 1no Cherry, 1no Sycamore (T587, T586) - sever ivy from ground level to 20cm above ground level, 1no Sycamore (T580) - remove epicormic growth at base and sever ivy from ground level to 20cm above ground level, 1no Holly (T578) - remove epicormic growth at base and crown lift to 3m, 1no Holm Oak, 1no Sycamore, 2no Holm Oak, 1no Lime, 1no Holm Oak, 1no Lime (T577, T576, T573, T572, T571, T575, T570) - remove epicormic growth up to 6m, 1no Yew (T574) - crown lift to 3m, 1no Lime (T569) - remove epicormic growth up to 2m and remove elder to ground level, 1no Holm Oak (T568) - crown lift to 5.5m over roadside, 1no Lime (T600) - remove epicormic growth up to 3m, | Adrian Square Gardens Westgate Bay Avenue Westgate On Sea Kent CT8 8SU

**The Committee agreed to: Support**

FH/TH/25/0940 | Formation of vehicular access with dropped kerb and hardstanding, following removal of front boundary wall and hedge | 83 Minster Road Westgate On Sea Kent CT8 8DA

**The Committee agreed to: Support**

F/TH/25/0448 | Change of use of existing amenity land to residential curtilage, together with erection of single storey side extension and erection of 2m high fence (retrospective) | 1 Beach Road Westgate On Sea Kent CT8 8AD

**The Committee agreed to: Object on the basis that it is intruding into the adjacent car park.**

F/TH/25/1020 | Erection of 2no. 3 bed 2 storey dwellings and associated access, parking and landscaping. | Land Adj 87 Minster Road Westgate

**The Committee agreed to: Object on the basis that it is building on arable land and is contrary to our Local Plan.**

F/TH/25/1102 | Variation of condition 2 of planning permission F/TH/22/0649 for the "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." to allow relocation of main entrance and canopy, alterations to balconies to west elevation and erection of 1no dormer to south elevation, removal of pump room to west elevation and provision of water tank and booster. | St Peters Presbytery 117 Canterbury Road Westgate On Sea Kent CT8 8NW

**The Committee agreed to: Support**

FH/TH/25/1124 | Erection of a single storey rear extension following demolition of existing | 19 Linksfield Road Westgate On Sea Kent CT8 8EX

**The Committee agreed to: Support**

TPO/TH/25/1133 | TH/TPO/3(1989): 1No Holm Oak (T2) - reduced tree to previous reduction points 4-5m, TH/TPO/3(1989) 8No Sycamore (G3) - repollard to previous reduction points. | 88 Canterbury Road Westgate On Sea Kent CT8 8JX

**The Committee agreed to: Support**

TCA/TH/25/1154 | 1No Holm Oak (T1) - Fell | 88 Canterbury Road Westgate On Sea Kent CT8 8JX

**The Committee agreed to: Support**

TPO/TH/25/1160 | Holmoak tree (T3) to have the 2 x North facing stems removed. For the remaining canopy to be reduced by 3m from the tips. | St Gabriels 44 Elm Grove Westgate On Sea Kent CT8 8LB

**The Committee agreed to: Support**

TCA/TH/25/1171 | 9No Holm Oak (T1, T2, T3, T4, T5, T6, T7, T8, T9) - Crown reduction of up to 2m and overhang reduction of 1m | 65 Sea Road Westgate On Sea Kent CT8 8QG

**The Committee agreed to: Support**

TPO/TH/25/1170 | TH/TPO/10(2002) 9 No Holm Oak (T1, T2, T3, T4, T5, T6, T7, T8, T9)- Crown reduction up to 2m and overhang reduction of 1m. | 65 Sea Road Westgate On Sea Kent CT8 8QG

**The Committee agreed to: Support**

TCA/TH/25/1193 | 1No Conifer (T1) - Crown reduction in height of up to 2-4 meters and radius of 1-2m | 65 Sea Road Westgate On Sea Kent CT8 8QG

**The Committee agreed to: Support**

TCA/TH/25/1194 | 1No Conifer (T3) - Crown reduction of 2 meters in height and 50% in spread. | 65 Sea Road Westgate On Sea Kent CT8 8QG

**The Committee agreed to: Support**

L/TH/25/1157 | Application for Listed Building Consent for the erection of a single storey rear extension, removal of window and installation of door to rear, together with patio and covered loggia, following demolition of existing sheds | 61 Sea Road Westgate On Sea Kent CT8 8QG

**The Committee agreed to: Support**

FH/TH/25/1156 | Erection of a single storey rear extension, removal of window and installation of door to rear, together with patio and covered loggia, following demolition of existing sheds | 61 Sea Road Westgate On Sea Kent CT8 8QG

**The Committee agreed to: Support**

F/TH/25/0531 | Erection of 3-storey detached building to accommodate 2no. 1-bed and 3no. 2-bed flats, together with associated parking and landscaping | Land Adjacent 16 Station Road Westgate On Sea Kent

**The Committee agreed to: Support with reservations on the basis of insufficient parking (only 3 bays and 5 flats) and the impact of traffic on the local community.**

FH/TH/25/1183 | Erection of single storey rear extension and side extension following the demolition of the existing conservatory | 4 Crofton Road Westgate On Sea Kent CT8 8DY

**The Committee agreed to: Support**

Planning Applications decided were reviewed and noted.

### **PHE/25/85 Date of Next Meeting**

Wednesday 10<sup>th</sup> December 2025.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_