

Westgate-on-Sea Town Council Planning, Highways and Environment Committee Minutes

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

Time: 6.30 pm

Date: Monday 23 May 2016

Present: Cllrs King, Nightingale, Scott, Rolfe, Charlton, Cornford, Cornford, Rickett, and Morrish

Also present: Jill Frankland (Town Clerk). Mrs C Wheeler, Mr G Orton and five members of the public.

	Item		Action
288	Apologies	Apologies for absence were received from Cllr Pennington.	
289	Minutes	The Minutes of the previous meeting held on Monday 18 April 2016 were received and approved as a true record. Proposed: Cllr. Rickett. Seconded: Cllr. Scott.	
290	Declarations Of Interest	No declarations of interest were made.	
291	Planning Decisions	The Committee noted that no decisions had been made available to the Council by TDC since the last meeting.	
292	Planning Applications	<p>FH/TH/16/0505 - 141 Sea Road, Westgate-on-Sea, CT8 8PZ</p> <p>The meeting was suspended to allow Mr Ron Fawcett to speak: Mr Fawcett expressed his opposition to the planning application and passed around photographs. Mr Fawcett explained that Cliff Fields is a quiet close, with low front walls and open planning. He stated that No. 129 ignored planning rules and built a higher wall receiving retrospective planning. He felt that this current planning application had a greater negative impact on residents, it would have an overbearing impact and be intrusions on neighbours. He expressed concern that it was against Land Registry Covenant that the Close should be open plan and that granting this application might open up the possibility of further infringements. Mr Fawcett also felt that the wall would be an obstruction for cars emerging from Cliff Field.</p> <p>The meeting resumed.</p> <p>It was noted that nine objections had been received by TDC. Proposal: The WoSTC wish to object to the proposed new boundary wall on Cliff Fields and the two walls linking the wall with No. 141 on the grounds that</p> <ol style="list-style-type: none"> 1. The walls would be inconsistent with the overall 'open plan' layout of Cliff Fields 2. The proposed walls would interfere with the visibility and 'sightlines' at the junction with Sea Road 3. The overbearing effects that the walls would have on the local neighbourhood in Cliff Fields. <p>Seconded: Cornford</p>	

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		<p>Vote: Unanimous</p> <p>FH/TH/16/0634 - No comments.</p> <p>L/TH/16/0413 – Refurbish the Tower House into 13 Flats – 125 Canterbury Road, Westgate-on-Sea, CT8 8 NL Please see CAAG’s comments - Appendix 1. It was noted that some of the trees have TPOs.</p> <p>Proposal: That there be no objections subject to CAAG’s comments in Appendix 1. Proposed: Rickett Seconded: Nightingale Vote: Unanimous</p> <p>F/TH/16/0563 - No comments.</p> <p>FH/TH/16/0549 – Alteration and extensions – 7 Carlton Rise, Westgate-on-Sea, CT8 8QD Concern was expressed over the issue of privacy. It was noted that there were four objections from residents. It is outside of conservation area and is an area of mixed housing.</p> <p>Proposal for objections on the following grounds 1. Over development making a two bed into four bed residence. 2. The proposed dormer windows overlook other residents and is an issue of privacy 3. Traffic hazard – it is a narrow road and there may be parking problems due to restricted parking arrangements</p> <p>Votes: Objection – 3; No objection – 2; Abstentions – 3. Therefore objection to this proposed application would be forwarded to TDC.</p>	
293	Siting of Refuse Bins	<p>Cllr Scott produced a map showing potential siting of refuse bins and asked for additional sitings at the end of the meeting. The Community Warden also provided a list of suggestions for siting of refuse bins. Appendix 2. Cllr Scott to collate the responses.</p> <p>It was suggested that WoSTC work with the local schools on a litter campaign – present a workshop and design a poster to be displayed around the Town. Prize to be provision of art material for the school.</p> <p>Regarding the budget for this, there was some disparity as to whether the money set aside was for cleansing was appropriate. To be clarified.</p>	<p>HS</p> <p>JF</p>

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		<p>Should the Council need to purchase them, it was noted that average cost of bins is £400 each including VAT, therefore 20 would be approx. £8,000.</p> <p>It was noted that there is a rapid response force within TDC to take away refuse, utilised after voluntary litter picks.</p> <p>It was suggested that TDC might supply the bins but as many bins have been removed in recent years, it was unlikely they would undertake additional emptying of bins in light of the reducing revenue support grant. This comment was also included in the Community Warden's report (Appendix 2).</p> <p>Proposal: Write to TDC that WoSTC feel there is a need for more bins (both dog and litter bins) asking if under normal workings</p> <ol style="list-style-type: none"> 1. TDC could provide additional bins and the number 2. What type would they be able to supply 3. How often and when would they be able to empty said bins. 4. If points 1 to 3 above were not achievable, please could they provide a breakdown of costings. <p>Proposed: Scott Seconded: Cornford Voting: 7 for, 1 against.</p> <p>Cllr Morrish will forward for information a letter from Bertie Braidwood relating to street cleansing proposals and potential MoU.</p> <p>Cllr Charlton left the meeting.</p>	<p>JF</p> <p>DM</p>
294	Westgate-on-Sea – NHS Practice	Cllr Morrish informed the meeting that TDC Planning have accepted the proposition to reduce the yellow lines by approx. 25m, providing 8-10 more parking spaces to be completed within next four weeks.	
295	Neighbourhood Plans	<p>Mr G Orton advised that Design SE had an informal discussion with the Local Plan group about what a Neighbourhood Plan involved and had provided four living spaces workshops. The responses to which had yet to be collated. It was suggested that a Neighbourhood Plan provides a rational way to handle developments and shape the Town's environment. Mr Orton also suggested that WoSTC should consider what type of population increase there will be and what resources and amenities will need to be provided for them. WoSTC could bid for coastal community fund. The Neighbourhood Plan should be relatively easy as Westgate is only one ward and has an active residents association.</p> <p>The Government will provide £6,000 to employ a consultant; one option could be the presenter at the Design SE. It is anticipated that there will be a further consultation on the Local Plan before the end of the year. TDC have appointed Helen Johnson to be an adviser on Neighbourhood</p>	

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		<p>Plans. Helen has provided to Cllr Morrish links to information on NP. Town Clerk to circulate.</p> <p>It was felt that the Town Green proposal would have been easier if WoSTC had a Neighbourhood Plan in place. Also could provide clarity for planning i.e. canopies in Statin Road, control on sea fronts developments and green areas, etc.</p> <p>Cllr Rickett has quite a number of papers on NP which he will forward to the Town Clerk.</p> <p>Proposal: that Helen Johnson be invited to attend the next Planning, Highways and Environment meeting Proposed: Rickett Seconded: Scott Vote: Unanimous</p> <p>It was noted that the community infrastructure levy is received prior to development and is more appropriate to smaller schemes, e.g. could be utilised to build a community centre.</p>	<p>JF</p> <p>GR</p> <p>JF</p>
296	Highway Survey	Due to the high level of this survey it was resolved not to respond.	
297	Historical Boards & HLF Application	<p>Mr Orton advised that it is an 18-month to 2 year project with Emily Greenaway. It was noted that HLF are looking for much more ambitious plans than just new signage. There are several projects: Nature Reserve, Monkton; Drapers Windmill as well as historical information boards for Margate and would recommend WoSTC undertake its own bid.</p> <p>The five ecology boards could be included in Thanet Countryside Trust bid. It was noted that HLF will not fund signage along, it would need to include information/have added value.</p> <p>It was agreed to invite Emily Greenaway to the Events and Tourism Committee to learn more and to discuss options.</p>	<p>JF</p>

The meeting closed at 8.30 pm.

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Appendix 1 – CAAG’s Comments

L/TH/16/0413 – Refurbish the Town House into 13 Flats – 125 Canterbury Road, Westgate-on-Sea, CT8 8 NL

Our Comments - We would like to correct the Report which states ‘...this was the original Manor House’ - this is incorrect. (Streete Farm was the original Farm/Manor House.)

Tower House was built as retreat for inebriates, there is information about it contained within the archives at the Westgate Heritage Centre. The original Tower House for inebriates was situated in Adrian Square and then moved to larger premises at new premises also named Tower House situated in Canterbury Road. Tower House originally stood on its own and the Chapel was added to the western side at a later date. We note that permission was granted for 20 units on 7th & 29th September 2007 under L&F/TH/07/0136 &0740, was extended for time, once and this expired Autumn 2013 and that this Application is for a reduced number of units of 13. 12 in the main house and 1 cottage.

This is a very fine quality Victorian building which retains most of its original external materials and features and we would like to see the external appearance left intact. However we note that the building contains 90 rooms and can understand this is too large to maintain as a family home. We would like to see the retention of any original staircases and fireplaces.

We feel the proposal to retain the front garage in front of the side conservatory does nothing to enhance the setting and detracts from the conservatory.

A large expanse of front lawn is to be lost to parking, we would like to see the parking area constructed from more sympathetic materials in keeping with the green space. We feel the trees/shrubs at the front boundary should be retained to act as a sound baffle to the busy road. Concerning trees both front and rear, due note should be taken to avoid compaction and severance of major root areas and the area beneath canopies should be protected, whilst building work is taking place.

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Appendix 2 – Report from Laura Bungard, Community Warden

REPORT FOR DAVE MOORISH – WESTGATE ON SEA – TOWN COUNCIL

FROM LAURA BUNGARD – 07969 583922 – laura.bungard@kent.gov.uk

FURTHER TO OUR CHAT REGARDING WHERE BINS MAY BE APPROPRIATE TO PUT IN PLACE, BELOW LISTED SOME SUGGESTIONS. PRESUME THE BINS WOULD BE ABLE TO TAKE DOG'S MESS AS WELL, IF SO, COULD KILL TWO BIRDS WITH ONE STONE.

WESTGATE LIBRARY

BUS STOPS ON MAIN CANTERBURY ROAD (BOTH SIDES)

BUS STOPS ON WESTGATE BAY AVENUE (BOTH SIDES)

THE CHIPPY – ON JCT OF CAMBOURNE AVENUE, AND LYMINGTON ROAD

URSULINE DRIVE, TOP END BY ALLEY WAY AS DOG WALKERS AND CHILDREN FROM SCHOOL'S (USED TO BE ONE)

COMMUNITY CENTRE LYMINGTON ROAD CORNER OF MINSTER ROAD (SCHOOL CHILDREN ALWAYS GATHER HERE AND LEAVE RUBBISH)

LYMINGTON ROAD PARK (OPPOSITE ST AUGUSTINES) AT PRESENT THERE ARE TDC OPEN BINS WHICH ARE NOT FIT FOR PURPOSE) REALLY NEED BINS WITH COVERS SO RUBBISH DOES NOT BLOW AWAY ON THIS WINDY CORNER. HAVE ASKED FOR SOME, FROM TDC, TO NO AVAIL. INSTEAD THEY SEND A MAN IN A TRUCK, WHICH IS MUCH MORE EXPENSIVE TO LETTER PICK!!

OUTSIDE DOCTOR'S SURGERY IN WESTGATE BAY AVENUE.

BY SEAT ON JCT OF STATION ROAD AND ROXBURGH ROAD (THERE USED TO BE ONE)

STATION ROAD DEF NEEDS MORE BINS PARTICULARLY STATION ENTRANCE SIDE WHERE BUS STOP IS.

MORE BINS ALONG THE PROM (DOWN BELOW SEA ROAD)

MORE BINS BY THE GREEN GRASS AREA, JUST UP ABOVE FROM THE WESTBAY CAFÉ

Dave, the problem is TDC have been removing bins, for a long while now, as they don't have the staff to empty them, however this just encourages people to drop their litter, unfortunately gone are the days where people put their rubbish in the pockets or took it home !!!

BINS THAT NEED EMPTYING MORE THAN ONCE A DAY ARE:- ETHELBERT AND ADRIAN SQUARE, DUE TO HIGH VOLUMES OF STUDENTS EATING THEIR LUNCH, THEY DON'T LITTER THE PARK, WHICH IS GOOD, HOWEVER THE BINS OVERFLOW QUITE RAPIDLY.