



WESTGATE-ON-SEA TOWN COUNCIL

Minutes of the Planning, Highways and Environment Committee meeting of Westgate-on-Sea Town Council held in Town Council Office 78 St Mildreds Road, Westgate-on-Sea CT8 8RF on Tuesday 12th March 2024 (6 pm to 7.15 pm)

Present: Councillors: Wallin (Chair), Donaldson and Veck.

Quorum: 3

Officers: Trish Hamilton (Town Clerk and Responsible Financial Officer)

Also present: Councillor King (Observer / Non-Committee Member and Resident).

2024/PHE/15 **Emergency Evacuation Procedure:** The Chair advised the meeting of the evacuation procedures to follow in the event of an emergency.

2024/PHE/16 **Apologies : Resolved** that apologies received be accepted from Councillors: D'Abbro (family commitment) and Scott (work commitment)

2024/PHE/17 **Members' Interest: Resolved** with no declarations made.

2024/PHE/18 **Minutes**

Resolved that the Minutes of the Planning and Transportation Committee Meeting held on 13th February 2024 be adopted as read, approved, and signed off by the Chair as a correct record. (Proposer: Cllr. Donaldson, seconder Cllr. Veck and carried)

2024/PHE/19 **Public Participation Session** included: - Information about potential health risks alleged to be connected to exposure to non-ionizing electronic magnetic fields (EMF) generated by electric and wireless devices such as cellular and cordless phones and their base stations was shared in respect of planning application TL/TH/24/0217: Application for prior approval for the installation of a 20-metre-high slimline monopole with 9no. antenna apertures and 2no. 300mm dishes together with 6no. equipment cabinets and associated ancillary development: Corner of Canterbury Road, Minster Road, Westgate-on-Sea. **Resolved** with the information noted.

Details of the proposals, including all submitted plans can be viewed on <https://planning.thanet.gov.uk/online-applications/> For any neighbours' / statutory consultees' comments please refer to the specific application on the Thanet District Council Portal. *Clerk's advice: Any representations, publicised on the Thanet District Council Planning Portal should be regarded as unproven. The Authority has published them in accordance with the requirements outlined in the Town and Country Planning Act 1990. They may not necessarily reflect the position of the planning application being commented upon.*

2024/PHE/20 To consider Planning Applications including: -

Planning Decisions by Thanet District Council included: -

FH/TH/23/1649: Erection of single storey rear extension with rooflights, together with alterations to front porch and external materials following demolition of existing conservatory:10 St Jeans Road, Westgate-on-Sea CT8 8EA. Decision: Granted Permission. **WoS TC supported.**

F/TH/23/1687 | Installation of replacement windows and doors from timber to UPVC | Marine Heights 53 Beach Road Westgate On Sea Kent CT8 8AD: Decision: Refused Permission The replacement windows and doors by virtue of their prominent frontage location, design and materials, will diminish the character and significance of the application property and result in severe harm to the special character and appearance of the Conservation Area, which is not outweighed by public benefits. The development is therefore contrary to Policies HE02 and QD02 of the Thanet Local Plan and paragraphs 130, 134, 197 and 202 of the National Planning Policy Framework. **WoS TC's support was subject to the design of the UPVC replacement windows and doors being complimentary to the conservation area**

Planning Applications for Consultation as follows: -

Support

F/TH/24/0112: Erection of kiosk for the sale of food and beverages (Use Class E) following demolition of existing: West Bay Kiosk , Sea Road, Westgate-on-Sea.. **SUPPORT:** Westgate-on-Sea Town council is pleased to support the proposal which promotes local enterprise . (Proposer – Cllr. Wallin, seconder Cllr. Veck and carried)

Object

F/TH/24/0180: Variation of condition 2 of planning consent F/TH/18/1109 Change of use from light industrial (use class B2) to residential (use class C3) with erection of 12No. 2 bedroom dwellings, 8no. 2 bedroom maisonettes, and 3No. 1 bedroom dwellings, with associated parking and landscaping, following demolition of existing office building, showroom buildings and manufacturing/storage buildings to allow for alterations to layout, design, materials and landscaping of units 1-8: 14 Suffolk Avenue, Westgate On Sea CT8 8JG. **Objection:** Westgate-on-Sea Town Council requests a site meeting as there is insufficient information available online to alleviate its concerns. It also requires clarification from the Planning Officer on what Condition 2 is as this information is not available either. Please email townclerk@westgateonsea.gov.uk with the answer. (Proposer – Cllr. Wallin, seconder Cllr. Veck and carried)

Neutral

TL/TH/24/0217: Application for prior approval for the installation of a 20-metre-high slimline monopole with 9no. antenna apertures and 2no. 300mm dishes together with 6no. equipment cabinets and associated ancillary

development: Corner of Canterbury Road, Minster Road, Westgate-on-Sea.
Neutral With Comment: While Westgate-on-Sea Town Council acknowledges there is a demand for 5G Technology , it needs tangible reassurance that the proposal (i) will protect children and pregnant women, (ii) that the utilities responsible for the generation, transmission, distribution and monitoring of electricity maintain adequate power quality and ensure proper electrical wiring is in place to minimise harmful ground current and (iii) that the public be kept fully informed about the potential health risks from electronic energy and taught harm reduction strategies. The Town Council would also like to see radiation free areas established [known as white zones in the industry] particularly in the vicinity of nurseries and schools where young children are present. (Proposer – Cllr. Wallin, seconder Cllr. Veck and carried)
Resolved that except where noted no objections were raised on the above stated applications.

2024/PHE/21 **PLANNING MATTERS**

- i. To consider feedback from Councillors who attended the Kent Association of Local Council’s Annual Planning Conference today 12th March 2024: Summary: Cllrs Wallin, Donaldson and Veck attended the event which concentrated on planning urban , mostly major scale development such as towns. All came away with ideas on what to look for in relation to major development e.g. infrastructure schools, health centres, shops etc which could be achieved through a Section 106 Agreement so that both the existing and newer communities benefit. This learning is vital if the Council is to deliver the best outcome for residents in line with its ongoing commitment to continuous, professional development work. **Resolved** with the feedback noted.
- ii. To direct Councillors to the document ‘Mastering Planning Application Responses’ by Alison Eardley, Planning Consultant. **Resolved** with the action completed.
- iii. To establish a Planning Response Protocol to comment on future planning applications. This will include producing a list of the material considerations that can be objected against <https://www.planningportal.co.uk/services/help/faq/planning/about-the-planning-system/what-are-material-considerations> **Resolved** where it was moved by Cllr. Wallin, seconded by Cllr. Veck and carried that the draft Planning Response Protocol and Associated Material Considerations List produced by the Town Clerk be agreed for future use by the Committee.

2024/PHE/22 **Date of next meeting:** To be confirmed.

Note: All minutes are draft until formally signed off by the Town Council

Signed.....Date.....
 Chair