

NEIGHBOURHOOD PLAN SUB-COMMITTEE
Minutes for the Meeting of 21st September 2016

Present: Cllrs. Binks, and D. Saunders
Community Members: Peter Lorenzo (Vice-Chair) and Laura Scotney

Agenda items marked * require a resolution from the Planning Committee
Quorum: Any three members, whether Councillor or member of the community.

In the absence of Cllr Bayford, the Vice-Chair Peter Lorenzo chaired the meeting.

162 APOLOGIES FOR ABSENCE

Cllr Bayford, Cllr Dexter, Sue Wall

163 DECLARATIONS OF INTEREST

None.

164 MINUTES

RESOLVED to APPROVE and SIGN the minutes of the meetings of 14th July 2106 and 4th August 2016.

165 REVIEW OF STRATEGIC ROUTES COMPLETED BY MEMBERS

Route 1: Westwood Rd to Broadway

In general, a poor and unwelcoming driving entry to the town (Town sign but no "Welcome to" sign).

Main route to/from town for visitors, 3 senior schools & 1 primary school on route, 6 more junior schools nearby, also route to Westwood Cross & other out-of-town shops. Untidy, mixed and poor design of buildings - a product of lax approach to planning approvals (Grade II farmhouse overshadowed by a large car-showroom), front- garden parking (ease of drop-kerb permission), parking on verges, lack of maintenance of roundabouts (subcontracted by KCC).

Field squeezed in between commercial buildings by Poorhole Lane, open vista across farmland / Dane Valley to Margate and sea – opposite ASDA, very few trees.

Route 2: St Peter's Road to Vicarage St roundabout

Driving route for locals or visitors entering town via Margate through pleasant views of Dane Valley farmland. Very congested at peak times at roundabout. Tired cycle path. Neglected roundabout (KCC).

Route 3: Ramsgate Road to Wellesley House roundabout:

Fast driving route to/from Ramsgate – also route signposted for visitors approaching via Ramsgate Harbour. Fairly busy particularly at peak times. Grass verges, reasonably well maintained – not generally a walking route. No litter bin on entire stretch of road.

Route 4: Wellesley House to Queens Road GAP

Busy route through built-up residential area for visitors entering town via Ramsgate or locals cutting through from Westwood Cross. Congested at peak times due to proximity of schools (Wellesley, Bromstone, Upton, Haddon Dene) & alternative route for other schools and East Kent College. Despite this, surprisingly few hold-ups at the bridge. Town / college traffic between bridge and top of Queens Road. Listed Yarrow House and several Victorian houses forming entrance to High Street. Glimpse of sea at junctions.

Route 5: Northdown Hill to Broadway

Very busy route from Margate – vehicular and pedestrian in parts, used to access schools, congested at peak times. Wide vista from Northdown Hill across farmland to Margate and sea, mixed residential (former council) estate opposite. Ugly industrial outlets (Dane Valley) mar view. Parking on pavements (Westover Road). Unsightly mix of commercial units / car & motorhome sales outlets & garish fence to nursery beside Victorian cottages (Albion Road). Noticeable overcrowding with infill houses on railway side. Pavement almost level with road, poorly lit and dangerous in part near Bairds Hill.

Route 6: Albion St to Alexandra Road

Historic conservation street, roofline and sea-views in need of protection. Rose Inn dominates after rebuild replaced most of its original features and changed colour and height. Frequent traffic congestion due to inconsiderate / illegal parking & no enforcement.

Route 7: Charlotte Street to Wrotham Arms

Inner town route, frequently congested particularly, outside Costa due to inconsiderate parking & deliveries and no enforcement. Some commercial outlets (e.g. Costa) modern & ill-matched beside Georgian / Victorian / Edwardian buildings. Seaviews at junctions should be protected. No green spaces.

Route 8: Dumpton Park Drive, Dumpton Gap Road, King George VI Park to Grand Mansions

Vista roads & visitor areas: Includes fast vehicular route through residential housing from Ramsgate. Good sea vistas from all points, wide roads lined with high / good quality houses & a few apartment blocks, various designs mixing fairly well. Grass verges and square of grass at Bay View Road but several trees removed (Dumpton Park Drive). Lawns / green areas on esplanade must be protected. Esplanades with areas of high value housing need protection from infill or rebuild which would affect view and reduce high range of housing on offer. Public seating on esplanades well-maintained. Greenery at clifftop level needs regular maintenance or retain views. Popular parking area, no coaches or motorhomes overnight. One vacant plot of land.

Route 9: West Cliff Promenade to Harbour Street

Major visitor area with main sea vistas: Poorly maintained with shelter, clockhouse, lift, seats and gardens / borders all in need of paint and maintenance. Toilets are inadequate and on asset disposal list. Unsightly and ill-place rubbish bins. TDC waste and maintenance vehicles drive on the promenade causing damage to the cliff. Area needs better design guidelines for any development or street furniture.

Route 13: Stone Road to Harbour Street & Eastern Esplanade

Vista roads & visitor areas: Wide mix of housing from Georgian to modern. Rigorous approach to planning (including signage) is essential to preserve the area and vistas. Major eyesores are Lord Nelson pub in semi-demolished state & state of Albion Street car park.

Due to absence, Committee members were unable to discuss routes 10,11,12.

166 JOINT NEIGHBOURHOOD MEETING

Peter Lorenzo and Rosalind Binks agreed to attend this meeting.

167 FORWARD AGENDA ITEMS and ANY OTHER BUSINESS

Date of the next meeting to be confirmed.

(The Sub-Committee meets approximately monthly)

Cllr. R Binks