



**MANSTON PARISH COUNCIL**

Chairman: Cllr Guy Wilson

Clerk: Mrs Caroline Flynn

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**Minutes of the Annual Meeting of the Council held  
on 13<sup>th</sup> May 2024 at 7.15 pm, Manston Village Hall, Manston.**

**Present: Parish Councillors** Guy Wilson, Ian Amato, Sam Bambridge, Paul Bell, Roy Matthews and Henry Robinson.

**In Attendance:** Cllr Derek Crow-Brown (KCC), Cllr Linda Wright (TDC/KCC), Cllr Abi Smith (TDC), Hazel Chandler (Park Check Volunteer), 9 residents and Mr Andrew Storey of Rooksmead Residential Limited, a development company.

**1APCM/24-25. ELECTION OF CHAIRMAN**

Cllr Guy R. Wilson was nominated by Cllr H Robinson, this was seconded by Cllr I Amato and carried.

**Resolved: That Councillor Wilson be elected Chairman of Manston Parish Council for the ensuing year 2024/25. Councillor Wilson took and signed the declaration of acceptance of office and thereupon took the chair.**

**2APCM/24-25. ELECTION OF VICE CHAIRMAN**

**Resolved: That Councillor I Amato will deputise in Cllr Wilson's absence for meetings and there were no nominations for a permanent Deputy Chairman.**

**3APCM/24-25. APOLOGIES FOR ABSENCE**

Cllr J Dearing

**4APCM/24-25. UPDATE DECLARATIONS OF INTERESTS AND DISCLOSABLE PECUNIARY INTERESTS**

Members did not have any amendments.

**5APCM/24-25. APPOINTMENT TO REPRESENTATIVES TO OUTSIDE BODIES**

Cllr P Bell was happy to be nominated as representative for the TRRG/TAC meetings during 2024-25.

**5APCM/24-25. MEETING DATES**

**Resolved: All members were in favour of continuing with the second Monday of each month at 7.15pm except for August.**

**5APCM/24-25. PRESENTATION BY Mr Andrw Storey of ROOKSMEAD RESIDENTIAL LTD**

Mr Storey presented on the Westwood 2 development of 500 dwellings to the South of Manston Court Road to members and residents to enable questions to be asked before the

1 Signed by the Chair: ..... Date:.....

application goes to committee. The overall development (including Westwood 1) will include a primary and a secondary school as well as health-care provisions, a care home and some commercial space. A bridle way will be part of the scheme with a Pegasus Crossing which will enable horses to cross the road and there will also be a link road.

Several questions were put forward as follows:

Q: When will the schools be built?

A: Mr Storey confirmed that Rooksmead will transfer the school land to KCC who will be responsible for designing and building the schools once they have permission from the Secretary of State for Education.

A: How much will be Social Housing.

A: 30% Social Housing or more on this development with Riverside Developments providing mainly shared-ownership affordable housing

Q: Will there be a pedestrian crossing?

A: There will be a Pegasus crossing which also enables horses to cross along with several other signalised crossing points along the whole spine road.

Q: Mr Storey was asked if he was aware of hares becoming extinct and what would happen to the hares?

A: An ecology assessment has been undertaken and there will be a buffer zone around the development of circa 10m deep with a variation of planting, and hares will most likely move to other fields close to the site.

Q: Will there be fencing on the boundary of the development?

A: There will be good quality fencing and new planting along each of the site boundaries. .

Q: Will there be planned healthcare?

A: There is space for health care and a care home close to the Marks & Spencer roundabout within the commercial section of the site.

Q: Standards of sustainability?

A: The government set the sustainability targets and local authorities push developers to do better and Thanet is one of those pushing for better standards.

Q: Why can't the 18,000 dwellings to be built by 2030 be staged better?

A: The Westwood 1 and 2 developments will be a gradual process and built in phases over a period of years with a possible commencement date of 2026 for Westwood 2, assuming planning approvals come through without delays.

Q: What provision is in place to stop Preston Road being used as a rat run once a school is built?

A: Andrew Storey will raise this with KCC Highways.

Q: Current bridle way is not maintained, who will maintain the new bridle way?

A: KCC will be responsible for the maintenance of the bridle way.

Q: How will the scheme cope with the airport opening?

A: Mr Storey considered that this will be a positive aspect for the development and for future new employment.

Q: Road infrastructure, what will be the standard of this link road, will it be A road standard?

A: Mr Storey has confirmed that the link road will be 6.75m wide with two 3m wide shared cycle/footpaths, one on each side of the road. The road will be built to the national adoptable standards.

Q: What percentage will be modular houses?

A: Mr Storey confirmed that Modular Housing is just one possible method of construction on Westwood 1, it is too early to confirm for Westwood 2.

Q: There might be a very tall cell mast that will sit along near the school of the development.

A: This is not part of their development and is not something that Rooksmead are involved in, nor will it be sited on either of the Westwood sites.

Cllr Wilson thanked Andrew Storey for coming along and Mr Storey said he is more than happy to answer any further questions via Cllr Wilson.

**The meeting closed at 8pm.**