



## *Manston Parish Council*

Date: 7<sup>th</sup> March 2022

To: Members of Manston Parish Council

You are hereby summoned to attend the Meeting of the Parish Council. The meeting will be held at the Manston Village Hall, on Monday 14<sup>th</sup> March 2022 at 7.00pm for the purpose of transacting the business mentioned below.

### **AGENDA**

| <u>Item No</u>   | <u>Subject</u>  |
|------------------|---|
| <b>114/21-22</b> | <b>APOLOGIES FOR ABSENCE</b>  |
| <b>115/21-22</b> | <b>DECLARATIONS OF INTEREST &amp; CO-OPTION OF NEW MEMBERS</b><br>To register any new interests or de-registration by Members, and co-opt any new members.  |
| <b>116/21-22</b> | <b>MINUTES OF PARISH COUNCIL MEETING for approval - Appendix A</b><br>To re-approve the Minutes of the Parish Council Meeting held on 7 <sup>th</sup> February 2022                               |
| <b>117/21-22</b> | <b>FINANCIAL MATTERS for approval - Appendix B &amp; C</b><br>a) To note and resolve to agree receipts and payments as listed. Two Cllrs to sign cheques.<br>b) To note the cash book circulated. |
| <b>118/21-22</b> | <b>Chairman's Report to note</b>  |
| <b>119/21-22</b> | <b>PLANNING to note - Appendix D</b><br>a) To note planning applications  |
| <b>120/21-22</b> | <b>HIGHWAYS to note</b><br>a) To note any issues regarding the Rights of Way<br>b) Flete Road update on land purchase<br>c) To receive any appropriate updates from the highways representative.  |
| <b>121/21-22</b> | <b>MANSTON PARK to note</b><br>a. To review park check.   |
| <b>122/21-22</b> | <b>INDIVIDUAL COUNCILLOR REPORTS to note</b><br>To receive updates from<br>a) County Councillor<br>b) District Councillor<br>c) PCSO<br>d) Community Warden<br>e) Clerk                           |
| <b>123/21-22</b> | <b>Defibrators</b>  |
| <b>124/21-22</b> | <b>Platinum Jubilee Celebrations</b>  |
| <b>125/21-22</b> | <b>PUBLIC QUESTIONS/ITEMS FOR NEXT AGENDA</b>   |
| <b>126/21-22</b> | <b>DATE OF NEXT MEETING</b> 11 <sup>th</sup> April 2022 at 7:00pm at Manston Village Hall   |

# *Manston Parish Council*

Chairman: Cllr John Dearing

Clerk: Miss Ashley Jackson

Email: manstonparishcouncil@gmail.com

## **Minutes of the Parish Council meeting held on 7<sup>th</sup> February 2022 at 7pm At Manston Village Hall, Manston**

**Present**            **Parish Councillors** Cllrs John Dearing, Chairman, Roy Matthews, Robin Tritton, Guy Wilson.

**In Attendance** – Ashley Jackson (Clerk/RFO), Cllr Abi Smith & Cllr Reece Pugh arrived at 8pm & 6 residents

**101/21-22**            **APOLOGIES FOR ABSENCE**  
Cllr Derek Crow-Brown,

**102/21-22**            **DECLARATIONS OF INTEREST & CO-OPTION OF NEW MEMBERS**  
The Declarations of Interest Form was passed around for those in attendance to sign. No declarations were made. Cllr Dearing proposed Ian Amato seconded. Mr Ian Amato read his declaration. Clerk signed and welcomed.

**103/21-22**            **MINUTES OF THE PREVIOUS MEETING**  
It was proposed by Cllr Dearing to accept the Minutes of the Parish Council Meeting held on 10<sup>th</sup> December 2021. Seconded by Cllr Wilson. These were signed by Cllr Dearing as a true record. It was proposed by Cllr Dearing to accept the Minutes of the Parish Council Meeting held on 10<sup>th</sup> January 2022. Seconded by Cllr Wilson.

**104/21-22**            **FINANCIAL MATTERS**

- a) Members resolved to approve the Schedule of Payments which was proposed by Cllr Matthews, seconded by Cllr Wilson all in favour. Signed as appropriate by Cllr Wilson and Cllr Wilson.
- b) The Cllrs acknowledged receipt of the cash book which the clerk had circulated showing income and expenses to date.

**105/21-22**            **CHAIRMANS REPORT**  
Good evening welcome to the February parish council meeting. In January, I had an email, from a councillor, suggesting a possible merger with Minster Parish Council when I leave the council as, at the moment, there are no obvious candidates willing to take over from me. This is an item we will discuss later in the meeting.

On 17<sup>th</sup> of January I met up with Frank White at the Manston Memorial Garden where he was reinstalling the Golden Jubilee 2002 bench after renovating it in his workshop. The treatment had involved sanding down the bench without removing or defacing the engravings and then applying several coats of teak oil. Many thanks to Hazel and her son Matthew for clearing the weeds in the area around where the bench is situated, they did an excellent job. At the time, Hazel noted that the church railings were sharply pointed and quite lethal. On inspection, I agreed and, after clearing this with Julia, church warden, on the 1<sup>st</sup> Feb, Cllr Matthews and myself trimmed the offending railings.

On the 21st January I took Frank White's cheque round to his workshop. I was very impressed with the work that he does and his workshop. We may be using his skills in other projects.

On 23rd of January, I went online for the Humbers Mill presentation which we will discuss in an item later in the meeting

On 1st of February, I met Mark Knight, of Westbrook construction, by the Leys, to do final checks and measurements before he begins the process of clearing the Leys kerb job legally with local Highways Dept. The job should commence within the next 2 or 3 weeks. He has now sent a quote which is slightly higher than the original one and this is down to the increase in material costs. We have accepted the quote.

Again on the 1st of February, Radio Kent contacted Ashley to ask if a member of the Parish Council could come onto the 7:00am morning programme to comment on the use of Manston RAF buildings as a holding centre for asylum seekers. I agreed and was a brief celebrity on Radio Kent at 7, Wednesday morning. Kay Marsh, Community Engagement Migrant Support Officer, had a long rant describing Manston as totally unsuitable simply because it was a military base. She insisted that none of the asylum seekers were economic migrants. I was allowed half the time, possibly because I disagreed with her, I thought the accommodation was perfectly adequate and showed no sympathy for the asylum seekers, pointing out that they had broken our immigration laws.

**106/21-22**

**PLANNING**

The planning list was circulated to members.

**107/21-22**

**HIGHWAYS**

- a) To note any issues regarding Rights of Way – nothing to update
- b) Flete road update – ongoing – waiting on solicitors
- c) Highways – The Leys kerb project should start in the next few weeks.

**108/21-22**

**MANSTON PARK**

Hazel advised there is still a gap in fence – Cllr Dearing will speak to a contractor – park was tidy today. Cllr Matthews repaired a slat on the kids fence – latch needs repairing too – Cllr Dearing and Cllr Matthews will look at it. Dog area will remain closed until Spring.

**109/21-22**

**INDIVIDUAL COMMITTEE REPORTS**

Cllr Derek Crow-Brown via email

As a member of KCC's environment committee, we recently received a briefing from Dr Toby Wilson, Southern Water's director of environment and corporate affairs. Southern Water has pledged to make "transformational" changes to its infrastructure to protect Kent's local environment amid spillage concerns. The committee was briefed that millions will be invested into revamping the sewage system to create "sustainable" drainage over the next five years. Councillors questioning Dr Wilson said the county's drainage systems need "upgrading" as the Victorian-era systems "cannot cope" and wastewater has caused serious damage to Kent's beaches, rivers and seas. When the sewage system is overwhelmed by heavy rainfall, there is a risk of material backing up and flooding homes and businesses. Regarding spillages into the local environment, Dr Wilson stated this is increasingly not acceptable to the public, pledging to something about the situation. Plans have been made for a storm overflow taskforce in Swale, Margate, Deal, the Isle of Wight and Hampshire as part of a wider investment plan to reduce pollution incidents.

Actions will involve increasing sewer capacity, greater monitoring of networks, along with nature-based solutions, such as rain gardens and ponds. Dr Wilson said: "We

believe these nature based solutions will make a massive difference to the frequency. You will recall Southern Water was recently fined a record £90million for widespread pollution in the south of England, which caused harm to protected areas, conversation sites and oyster beds in Whitstable. Southern Water pleaded guilty to 6,791 un-permitted sewer charges in Kent, Hampshire and Sussex between 2010 and 2015. Last year, Southern Water came under fire for sewer discharges on Kent's coasts, namely in Thanet and Whitstable, with reports of people falling ill after taking a dip in the sea. Other concerns included the public being unable to swim in the sea, particularly during times of lockdown. A Whitstable councillor cited the appalling situation where shellfish operators are having to import oysters from Jersey because they cannot be sure what is going into the sea."Dr Wilson said the firm was "profoundly" apologetic, stating his company are working tremendously hard to make it better. "Since 2016, the water utility company says it has been through a "massive transformational" inward change, including a new chief executive.

Commitments have been made to invest more cash to improve the sewer infrastructure in Kent. This includes £22million being invested into protection schemes in Thanet, sealing chalk adits (tunnels) to prevent leaking sewage into the chalk system. Another £6million will be spent on refurbishing Margate's pumping station. Southern Water has been asked to report back to KCC's environment committee in the autumn of this year. Finally, Southern Water was taken to task for rarely objecting to large scale planning applications, knowing the sewage system is already overwhelmed. This is particularly pertinent for Thanet. Dr Wilson stated as statutory consultee, in future objections to applications will be made.

Cllr Abi Smith sent a report prior to joining the meeting 1. Local plan update: the consultation closed on Friday, and Thanet Green Party contributed a seven-page report. Alongside other important issues, the report included a call for TGP to halt the plan process until such time as local infrastructural capacity can be addressed, and the ONS figures and methodology that inform housebuilding targets can be reconsidered. 2. Humber's Mill development: I attended the presentation by developer Axis, which featured some excellent talk, but no mention of Passivhaus standards, rainwater capture or convincing indications of how it will mitigate impact on healthcare provision or transport links. I refer to point one.

Cllr Pugh commented on Humbers Mill – he requested a recording of the presentation which he could share. He confirmed they do not have much of an idea other than the housing numbers.

He chased the W & R regarding the Leys – he will continue to chase it for Cllr Matthews. Cllr Pugh will also continue to chase the issue regarding the speeding out of the village, which Cllr Derek Crow-Brown was looking into.

Cllr Abi Smith confirmed she had also attended the Humbers Mill presentation – she confirmed that she had asked a number of questions but it was all virtual, and you had to type questions into the meeting and you were limited to 300 characters.

Cllr Pugh confirmed that these developers should be holding face to face meetings. Cllr Pugh said that Roger Gale has written to central Government many times regarding the housing numbers, and Government state we need to sort our own numbers out but when we try to – they intervene. The 80/20 rule has gone which meant 80% of the housing should be built in the south east and 20% in the north, they are encouraging development in the north now. There is a change starting. We also need to be careful as we encourage people to come down as they want to be by the sea – we are a victim of our own success. Cllr Pugh encouraged residents to write against developments which they do not want – this would mean more than the PC objecting. Cllr Amato stated that when the newsletter used to be done, he would read it.

PCSO Deborah Forsyth via email

Two incidents reported for Manston. The first was a cannabis cultivation which was reported and dismantled on 10<sup>th</sup> January at a Unit at Manston Park.

The second was a call to us regarding suspected drug use in the car park of Manston recreation ground. I have been attending the car park on a regular basis and have not

seen any criminal activity to date. Myself and my colleagues will continue to attend the location.

I would also like to take this opportunity to inform you about a new engagement tool, My Community Voice. It is a two engagement tool. It provides real time messages directly from Police officers and staff about matters that may affect your community. To find out more and to sign up please visit [www.mycommunityvoicekent.co.uk](http://www.mycommunityvoicekent.co.uk).

Reporting crimes –

Non urgent crimes phone 101 or report online [www.kent.police.uk/report](http://www.kent.police.uk/report)

In an emergency, if crime is in progress or life is in danger 999

We are also available 24/7 on LiveChat [www.kent.police.uk/contact](http://www.kent.police.uk/contact)

110/21-22

### **HUMBERS MILL DEVELOPMENT**

Cllr Dearing advised that the online presentation was very amateurish and the format was appalling. Although the members of the design team appeared on the screen and quickly responded to questions put to them, the audience could only type in questions and were limited to 300 characters which meant you couldn't put in a sufficiently comprehensive question to avoid ambiguity. When I realised the limitations of the process, I wrote a statement instead of a question, telling them of my opinion of the system. Ben Lowne, the managing director, apologised to me and promised to ring me the next morning which he did. He was keen on doing a face to face presentation at one of our monthly meetings but only to members of the council. I refused this and said he could do his presentation to a normal meeting which included members of the public. After further emails and another phone call, he realised I would not change my mind and decided not to attend our council meeting. I don't blame these people, they are simply doing a job they are paid to do. But the style of their presentation is patronising. To describe an estate of at least 1500 homes as a green solution when it will be built on a field which, at the present time, for at least two-thirds of the year, is green and productive, and replace it with thousands of tons of concrete and millions of bricks, is not a green solution. I told Ben that no local resident, in their right mind, would welcome another housing estate, and any attempts to improve the infrastructure of the area and reduce the impact of his development will fail as our roads, water supply, sewage treatment, and other services, are already at breaking point while other new estates being completed in the area, well ahead of this development, have already made matters worse. It has been pointed out to me that 1/3 of the planned development is open green space. A probable sweetener to get acceptance, before dramatically increasing the number of planned homes. I put this to Ben Lowne, suggesting it was the thin edge of the wedge. He strongly denied this.

Site was explained to Cllr Amato – Cllr Dearing confirmed they will be submitting pre-app. Cllr Dearing confirmed that the 2 existing bridleways will be honoured. They are keen to leave pathways and cycle paths through the development. Cllr Wilson advised the 67 hectares has been allocated for housing in the 2020 plan. Later this year they will submit an outline and have 3 years to submit a detailed application. 22 hectares will be green space, 30% affordable housing, although WWX is only 25% affordable housing. There was a long discussion regarding London Boroughs purchasing properties within new developments, clerk confirmed that although you have no control of who purchases she can confirm that no London Boroughs have purchased any units recently. The purchase of Canterbury Barracks by a London authority is currently being dealt with and investigated by Canterbury City Council. Orbit Housing are a Housing Association who are developing in Thanet but are based in London, however they are a housing association. Nash road improvements were mentioned, they will take the road around the farm. A community hub was discussed which includes a school, and cafes. Air source heat pumps will have to be used, and they will devalue the properties. Cllr Dearing explained how an air source heat pump works, and that they are not effective. Cllr Wilson advised that development will start 2026 and have a 20 year build plan. Cllr Dearing advised that the development will have to submit contributions and they will state they are too expensive and the affordable housing will be cut. Cllr Wilson said there will be covenants on the development to protect the open space. Resident

suggested a newsletter which can be done when the planning app has gone it. After a request from a resident, minutes will go in the noticeboard in Manston High Street, there's not enough allocated room in the village hall noticeboard..

**111/21-22**      **Platinum Jubilee Celebration 2<sup>nd</sup> June 2022**

Cllr Tritton advised that coronation chicken, vol-u-vents, scones, Victoria sponge, will be offered - maximum budget agreed £500.

**112/21-22**      **FUTURE OF MANSTON PARISH COUNCIL**

Cllr Dearing advised that a parish councillor has written an email to me stating that when I stand down, no one is likely to volunteer to take over the post of chairman. And they have suggested a merger with Minster Parish Council. I've mentioned this to Ashley, she's not sure that it's possible nor is she in favour of it. The other possible outcome is that our parish council will be absorbed into Ramsgate Council. And, as a result, Manston will lose its individual funding, having to share it with a much more demanding and larger entity. Cllr Dearing asked if there would be a volunteer for the role of chairman as, after he had completed a few projects, he would be resigning. He asked Cllr Tritton if he would do it – he confirmed he was too busy but would ask his partner if she would consider it. Cllr Pugh asked if we had considered joining with another parish for example Acol. Clerk will find out if it is possible to merge, and what the process would be.

**113/21-22**      **PUBLIC QUESTIONS/ITEMS FOR THE NEXT AGENDA**

Cllr Tritton advised that on the industrial side of the Guildcrest development by the Leys the trees have been cut down by the developers, plan stated only 4 trees should have been cut down.

Bus shelter roof has been cleared by Hazel and her son.

Resident asked when the café/community hub will be opening in the new development? Cllr Dearing advised he did not know and the only contact he had was regarding the houses.

**114/21-22**      **DATE/TIME OF THE NEXT MEETING**

The next Parish Council Meeting will be held at 7:00pm 14<sup>TH</sup> March 2022 in the Village Hall @Manston.

The meeting closed at approximately 8.28pm.







## Planning List – 14.3.22

| <b>Ref &amp; Location</b>   | <b>Description</b>   | <b>MPC Action &amp; Outcome</b> |
|---|--|---------------------------------|
| F/TH/22/0051<br>Land Adjacent Birchington<br>Vale Caravan Park,<br>Shottendane Road,<br>Birchington, Kent | Change of use of land for the<br>stationing of static holiday<br>caravans and associated works |                                 |
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