

**Manston Parish Council**  
Chairman: Cllr Guy Wilson  
Clerk: Mrs Caroline Flynn  
Email: [manstonparishcouncil@gmail.com](mailto:manstonparishcouncil@gmail.com)

**Minutes of the Parish Council meeting held on 11<sup>th</sup> September 2023 at 7.15 pm  
At Manston Village Hall, Manston**

**Present**      **Parish Councillors:** Cllrs Guy Wilson, Ian Amato, Sam Bambridge, John Dearing, Roy Matthews and Henry Robinson.

**In Attendance:** Caroline Flynn (Clerk/RFO), Paul Bell, Cllr Derek Crow-Brown (KCC), Cllr Linda Wright (KCC/TDC), Cllr Abi Smith (TDC) and 14 members of the parish.

Councillor Wilson welcomed everybody, especially the new Clerk, Caroline Flynn who has had a lot of experience in other parishes and comes highly recommended by Ashley Jackson.  
Cllr Wilson wished to thank Ashley for serving the Parish Council for the last few years.

**48/23-24**      **APOLOGIES FOR ABSENCE**  
None

**49/23-24**      **DECLARATIONS OF INTEREST & CO-OPTION**  
The Declarations of Interest Form was passed around for those in attendance to sign.  
Paul Bell had put himself forward to be co-opted, Cllr Dearing proposed, and Cllr Amato seconded to co-opt Paul Bell onto the Council, all were in favour. Paul Bell signed his declaration of acceptance.

**50/23-24**      **MINUTES OF THE PREVIOUS MEETING**  
It was proposed by Cllr Robinson to accept the Minutes of the Parish Council Meeting held on 10<sup>th</sup> July 2023. Seconded by Cllr Amato. All in favour. These were signed by Cllr Wilson as a true record.

**51/23-24**      **FINANCIAL MATTERS**

- a) Members resolved to approve the Schedule of Payments, proposed by Cllr Amato and seconded by Cllr Robinson. All in favour. Signed as appropriate by Cllr Mathews and Cllr Dearing.
- b) The Cllrs acknowledged receipt of the cash book which the clerk had circulated showing income and expenses to date.
- c) Cllrs acknowledged receipt of the budget monitoring which had been circulated.  
Cllr Wilson had a look at the Budget Monitoring report and noted that we have nearly £48,000 to spend in the next few months. He was not prepared to agree the budget as it stands and hope it is what accountants call a variable budget and not a fixed budget. We need flexibility.  
Cllr Wilson noted the following Reserves in the budget:
  - i. Election costs of £3,000 might not be needed and we should consider re-allocating the funds elsewhere. The Clerk explained election costs are standard in a budget should an election be called when a vacancy arises at Manston PC.
  - ii. Highways Speed Test - £5,000 reserved. Cllr Wilson asked how much the speed tests were that were recently carried out, the Clerk and Cllr

Amato confirmed KCC funded these so the money is still available in reserves.

- iii. Lamp post in Flete Road - £15,000 reserved Cllr Wilson asked Cllr Dearing how much will be needed? Cllr Dearing explained the costings previously given. We need to maintain the reserve until the fees arrive.
- iv. Highway improvement Plan £10,000 reserved – Cllr Dearing said all traffic calming items are very expensive and we will need to keep this reserve.
- v. Contingency £1,000, could be used if needed.
- vi. Chairman's allowance – nothing claimed since becoming Chairman but would be happy to do so if it keeps the budget alive.
- vii. Christmas expenses £300 reserved – What restrictions are there? Cllr Dearing said the Christmas budget covered replacement of the Christmas tree lights and also a carol night, at the church, in early December, when they switched on the lights on the memorial tree. Ladies of the Church would supply tea and coffee and Manston PC would supply mince pies.

The Clerk explained the budget monitoring was to inform members of funds spent so far this year and the actual budget for 2024/25 would be put together in November.

**52/23-24**

### **CHAIRMANS REPORT**

Cllr Wilson read the following report -

The last couple of months have been dominated by the traffic problems in Thanet particularly surrounding the golf course on the B2050 which has been closed without, it seems, very much consultation. This will be discussed more when we come to Highways later in the meeting.

It is over a year since we received two defibrillators, but I have not heard whether either of them has been used yet.

In the July meeting, last year, I said that I would like to see more involvement of local residents in our parish council meetings and would like to encourage all councillors to stimulate interest where possible so that the community can see how we operate and what we do for them. I said that word will get around. I am glad to say that it has and our monthly meetings have been very well attended. Long may this continue.

I would like to thank all the councillors and Hazel Chandler who work quietly behind the scenes to keep everything ticking over in the park and elsewhere. Thank you, too, to Councillor Ian Amato who has deputised for me when I have been away in the past year.

I would like to make sure that the Manston Parish Council website is up to date with our new Clerk being named. It can be found on the Hugo Fox website. <https://www.hugofox.com/community/manston-parish-council-15572/home/>

We need to make sure that the interests of all councillors are up to date.

**53/23-24**

### **PLANNING**

**F/TH/23/1067, Castlemayne Farm Stables, Castle Mayne Avenue, Birchington, Kent.** Variation of condition 2 of planning consent F/TH/23/0311 Change of use of existing stable building to 1 no. single storey 2 no. bed dwelling house with associated parking, including alterations to the existing fenestration and external materials to allow for single storey extension to inner boundary walls.

**Resolved: Members had no objections.**

**FH/TH/23/0976, 4 Manston Court Cottages, Manston Court Road, RAMSGATE, Kent,** Erection of a single storey rear extension following demolition of existing.

**Resolved: Members had no objections.**

**DM/TH/23/0996, Border Agency Processing Centre, Ministry of Defence, Manston Road, East,** Application for prior notification of proposed demolition of 5No. buildings. **This application has been withdrawn.**

**Decisions:**

**F/TH/23/0471 Land at Manston Airport on The South East Side of Manston Road, MARGATE Kent,** Temporary change of use of land for a period of 5 years to provide an HGV Driver Instruction and DVSA HGV Test Centre (Retrospective). **Withdrawn.**

A resident asked about the Pedaler café and asked what was happening about the shop that had also been part of the planning permission. Cllr Bambridge will investigate this and report back. Cllr Abi Smith suggested that the enforcement officer should be involved but the chairman suggested that a diplomatic approach would be far better in the first instance and agreed to contact Mr Tom Montgomery.

Cllr Robinson spoke about the footpath between The Meadows 16-18, a fence has been put across here and closed off and wondered if this was part of the access to the Pedaler café. Nobody actually knew the answer.

**54/23-24**

**HIGHWAYS**

- a) To note any issues regarding Rights of Way - No issues reported but Cllr H Robinson mentioned the path that has been blocked off near the Pedaler café maybe a PROW issue. Cllr Bambridge will find out when she speaks to the owner.
- b) Flete road update – Cllr Dearing reported that he is still waiting to hear from the Land Registry.
- c) Highway Improvement Plan (20mph update) – Cllr Dearing reported the speed tests had taken place and results had been received from KCC Highways. The speed tests were carried out on Preston Road and both directions on the A2050. The highest number of those speeding were from the Ramsgate direction due to the 60mph zone, this came in at 33% speeding and 10% from the airport side where there are a few bends and traffic calming measures in place. Manston Parish Council has paid out several times to repair the railings around the war memorial due to incidents involving cars. This could be fatal should a pedestrian be standing near the railings. Highways have said only speeds of 24mph or less can a 20mph speed limit be put into place, the results of the speed tests show Manston does not qualify. Cllr Dearing explained that several years ago Manston PC had pushed for a crossing, but speeds were deemed too high and it would be too dangerous for a crossing. It was concluded that there was no common sense in the evaluations of Highways.

The current road issues and speeding were discussed at great length by residents and members. One resident was particularly concerned about Spratling Street and the speeds of vehicles travelling around 60mph, this had taken one resident's wall down. Lorries have also been travelling down Spratling Street since the development has started. One lorry had broken down on Preston Road causing the road to get blocked. Overgrown hedges along the roads are also a problem. It is dangerous to walk down any of the

roads due to the speed of cars, particularly the Leys. Lorries have also been going in opposite directions to one another and mounting pavements, the situation is getting very dangerous.

Concerns over receiving road closure notices but roads being closed earlier than stated by contractors, there seems to be no policing over the road closures. Complaints of operatives being rude to residents when questioned what was happening on the first day of the B2050 road closure.

Cllr Crow-Brown sympathised with the road closures and expressed the view that Highways are not being considerate enough towards residents and businesses. He considers that Manston have been the “fall guys” with all of the road problems, especially using Preston Road, Spratling Street and Spratling Lanes as rat runs. Sir Roger Gale has now been involved. There was general disappointed with developers’ contributions at Westwood Cross within the parish boundary having all gone to the new road network around Thanet and none to Manston PC. One saviour maybe the two solar farms if approved by TDC Planning Department as there will be £85,000 community funding available to Manston.

Cllr Crow-Brown urged everyone to report any issues to the KCC Highways online reporting <https://www.kent.gov.uk/roads-and-travel/report-a-problem> so that they are made aware. The more people who complain, the better. Cllr Crow-Brown has kept Sir Roger Gale abreast of the numerous road issues in the parish.

55/23-24

#### **MANSTON PARK**

Hazel reported that the only urgent item is the levelling out of dips in the ground – one presumably created by a digging dog. Cllr Matthews commented that he had already filled these in this week. Hazel also reported the goal posts on the Northern side were going rusty.

Cllr Wilson suggested now that we are in the Autumn with cooler weather on the way we should have a serious discussion about the maintenance of the park and cutting back a lot of foliage. Cllr Wilson had discussed this with Councillor Roy Matthews on a walk around about three months ago. It was agreed to obtain quotes from landscapers with very precise details of what we require to be done. There is about £9000 available in the budget. When the landscapers do the work, we should do a degree of supervising telling them how far to cut the foliage back rather than leaving it to their discretion. This job has not been done for many years.

**It was Resolved that Cllrs will obtain quotes for landscaping maintenance work to Manston Park, which will be instigated by Cllr Wilson. All were in favour.**

56/23-24

#### **INDIVIDUAL COMMITTEE REPORTS**

Cllr Derek Crow-Brown attended the Parkway ceremony allowing a chance to speak to Simon Jones a Director at KCC about the utility companies having too many powers to close roads at a whim. Cllr Crow-Brown and Ros Binks have been lobbying Sir Roger Gale and Craig Mackinlay to seek changes in road closure legislation. The Parkway has been built as an infrastructure first project with several thousand dwellings yet to be built in Thanet. Derek met with the Climate Change Officer of TDC who spoke about legally protecting green wedges and for Parish/Town Council to put in a bid which would legally protect these green wedges. He strongly advised to create a working group and to work with local farmers to stop the planners agreeing housing developments on unallocated land.

Cllr Linda Wright attended the Parkway ceremony as well, enabled a good PA job to speak to anyone with any power and also spoke to Simon Jones, asked him to send someone to cut the grass and today cut the grass on Canterbury Road but did not do a good job. Also spoke with Colin Carmichael about the Planning and Enforcement Officers over planning applications being agreed including one listed building and an application where an extension is encroaching on the privacy of a neighbour. Cllr Wright has also been working on social issues, including one of abuse where a home has been closed down.

Cllr Bambridge reported about the judicial review on the 5<sup>th</sup>/6<sup>th</sup> July for the airport. A decision is expected this month. No applications to be called in from Manston. Also attended The Parkway, Cllr Bambridge has security concerns of it being in the middle of nowhere. GMB strike action of street cleansing has been suspended. The Jolly Farmer has now been taken over. The Pedaler Café is a good asset for Manston.

Cllr Abi Smith reported there is a motion being put to TDC at the meeting on the 12<sup>th</sup> October, to ask the council to consider a moratorium of all housing development approval of over 10 houses. Most members at TDC recognise there is too much building too soon without infrastructure in place. Good public attendance at the meeting in July, well attended by Westgate & Garlinge Against Housing Development. Urged people to get involved and turn up to the meetings.

The Clerk circulated a report prior to the meeting including the need for internet banking and recommended Unity bank. This is an online only bank used by the majority of parish councils.

**It was resolved for the Clerk to start an application for a current account with Unity bank. All were in favour.**

The Clerk reported the website provider Hugo Fox is no longer offering a free service and a fee will be put in place as of the 4<sup>th</sup> October, ranging from £9.99 to £29.99. The Clerk recommended members agree to the middle costing of £19.99 which will keep the current package as it stands including the Planning Tracker.

**It was resolved for the Clerk to run with the silver package at £19.99 a month but to look at other website providers and costs. All were in favour.**

57/23-24

**PUBLIC QUESTIONS/ITEMS FOR THE NEXT AGENDA**

As residents had already spoken a great deal over the road concerns during the meeting Cllr Wilson moved two items for the October meeting, members did not have anything to add.

58/23-24

**DATE/TIME OF THE NEXT MEETING**

The next Parish Council Meeting will be held at 7:15pm 9<sup>th</sup> October 2023 in the Village Hall @Manston.

The meeting closed at 20.40pm.