

MINSTER PARISH COUNCIL



**MINSTER
IN THANET**

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Clerk to the Council: Kyla Lamb - MAAT

14th June 2018

PLANNING COMMITTEE

Sir or Madam,

You are hereby summoned to attend a meeting of the Planning Committee which will be held at the Library and Neighbourhood Centre, 4A Monkton Road, **at 10am on Wednesday 20th June 2018**, for the purpose of considering and passing such Resolution or Resolutions as may be deemed necessary or desirable with respect to the matters mentioned in the agenda.

Clerk to the Council

NOTE: Residents and members of the public are cordially invited to attend the meeting of the Committee.

AGENDA

1. MINUTES

To approve the minutes of the meeting held on 23rd May 2018.

2. MEMBERS' INTERESTS

To register any new interests, or deregistration, by Members.

3. PLANNING DECISIONS

To report that the following decisions have been made by TDC since the last meeting:-

TH/18/0439 – 4 Cornelis Drive, Minster – Erection of single storey rear extension to detached garage. - **GRANTED**

TH/18/0450 – 7A High Street, Minster – Erection of two storey front and side extensions together with single storey rear extension and erection of detached garage to rear. - **GRANTED**

TPO/TH/180466 – 115 Tothill Street, Minster – 9 No. Holm Oaks – crown reduce by 1.5m on side nearest 115 Tothill Street - **GRANTED**

TH/18/0317 – Land rear of 10 Freemans Road, Minster – Erection of 1 no. 3-bed bungalow. - **GRANTED**

TH/18/0513 – 9 Church Street, Minster – Erection of single storey outbuilding rear. - **GRANTED**

TH/18/0420 - 93 Tothill Steet, Minster – Erection of a single storey rear extension together with 2 No. dormer windows to both sides rooflights, dormer window to front elevation and Juliet balcony to rear to facilitate loft conversion. – **GRANTED**

4. PLANNING APPLICATIONS

To consider those planning applications received since the last meeting and in accordance with the decision taken by Council at its meeting on 7 August 2007 (Minute No. 78) to submit observations to the Thanet District Council thereon.

Applications already commented on by email and decisions pending

Application(s) for Consideration

TH/18/0672 – Land adjacent 1 Dellside, Wayborough Hill, Minster – Change of use from a stable to a dwelling.

TH/18/0770 – 43 High Street, Minster – Erection of single storey rear extension together with erection of rear dormer window and alterations to roof to facilitate loft conversion.

TH/18/0758 – Land adjacent Pouces, Manston Road, Minster – Outline application for the erection of 5 no. dwellings with all matters reserved.

TH/18/0702 – 43 Tothill Street, Minster – Erection of a two-storey side and rear extension together with erection of single storey detached garage and alterations to create new entrance porch following demolition of existing detached garage and single-storey side extension.

TH/18/0657 – Electricity Sub Station, Sandwich Road, Ramsgate – Erection of a single storey relay room with 2.4m high palisade fencing and double access gate.

TH/18/0789 – 26 Greenhill Gardens, Minster – Erection of 1No. two storey, two bedroom dwelling with associated external works.

TH/18/0660 – Manston Airport, Manston Road, Manston – Comprehensive redevelopment of the site involving the demolition of existing buildings and structures and removal of hard standing and associated infrastructure, and provision of mixed

use development. Application submitted in hybrid form (part-outline and part-detailed). The outline element comprises an outline planning application (with all matters except Access reserved for future determination) for the provision of buildings/floorspace for the following uses; Employment (Use classes B1a-c/B2/B8), Residential (Use classes C3/C2), Retail (use Classes A1-A5), Aviation (Sui Generis), Education and other non-residential institutions including museums (Use class D1), Sport and Recreation (Use Class D2), Hotel (Use Class C1), Open space/landscaping including outdoor sport/recreation facilities), Car Parking, Infrastructure (including roads and utilities), Site preparation and other associated works. The full/detailed element of the application comprises; change of use of retained existing buildings, and means of access.

Members are asked to consider and approve a response prepared by Cllr Gimes on the above application.

5. LATE APPLICATIONS

To consider any late applications that may be received following the despatch of the agenda.

**MINSTER PARISH COUNCIL
PLANNING COMMITTEE**

Minutes of the meeting of the Committee held at 10am on Wednesday 23rd May 2018

in the Neighbourhood Centre 4a Monkton Road Minster

Present: Cllrs. Mrs. Taylor (Chairman), Day, Mrs. Gimes (Ex-Officio), Dr. Jones, Owen, Quittenden.

Also present: Kyla Lamb (Parish Clerk)

Apologies were received from Cllrs Goodman and Ms. Vaughan.

22. ELECTION OF CHAIRMAN

RESOLVED: That Councillor Mrs Susan Taylor be elected Chairman of the committee for the year 2018/19.

Councillor Taylor in the Chair

23. APPOINTMENT OF VICE CHAIRMAN

RESOLVED: That Councillor Danny Day be appointed Chairman of the committee for the year 2018/19.

24. MINUTES

RESOLVED: That the Minutes of the meeting held on 1st May 2018 be approved and signed by the Chairman.

25. MEMBERS' INTERESTS

There were no declarations of interest registered.

26. PLANNING DECISIONS

Committee noted that the following decisions had been made by Thanet District Council:-

TH/18/0311 – 11A Norton Drive, Minster – Erection of outbuilding to front garden – GRANTED

TH/18/0505 – The Cornerhouse, 42 Station Road, Minster – 1 no. Weeping willow – pollard to previous points – RAISE NO OBJECTIONS

TH/18/0122- Land Adjacent 15 Southall Close, Minster – Variation of condition 13 of planning permission OL/TH/16/0967 'outline Application for the erection of 12 detached dwellings, with access via Southall Close including access, layout and scale' to allow amendments to layout including changes to vehicle turning heads – GRANTED

TH/17/1763 – Manston Court Bungalows, 5 Manston Road, Manston – outline planning application for the erection of up to 22 dwellings including access – GRANTED

The Clerk agreed to find out if a local lettings plan has been included in any Section 106 Agreement for this application

27. PLANNING APPLICATIONS

Committee considered those planning applications received since the last meeting and in accordance with the decision taken by Council at its meeting on 7 August 2007 (Minute No. 78) agreed to submit observations to Thanet District Council thereon:

Applications already commented on and decisions pending

None

Application(s) Considered

TH/18/0605 – 58 Tothill Street, Minster – Erection of 1 no. single storey 1-bed dwelling.

- **NO OBJECTION** however concerns were raised that there is no provision for off road parking for 58 Tothill Street. This is a large house. Two parking spaces is not sufficient for both the house and the proposed separate 1 bedroom dwelling. Further provision should be made for parking on the garden of 58 Tothill Street as they will not be able to park in the driveway as access would be required. Concerns were also raised regarding overlooking, Policy D1 refers. Concerns were also raised about mature trees. Whilst members are aware there are trees on the site with TPO orders they wish to ensure that no other mature trees are cut down.

TH/18/0617 – 68 Monkton Road, Minster – Variation of condition 2 of planning permission FH/TH/17/1793 for the erection of a single storey side extension to bring side extension further forward - **NO OBJECTION**

TH/18/0660 – Manston Airport, Manston Road, Manston – Comprehensive redevelopment of the site involving the demolition of existing buildings and structures and removal of hard standing and associated infrastructure, and provision of mixed use development. Application submitted in hybrid form (part-outline and part-detailed). The outline element comprises an outline planning application (with all matters except Access reserved for future determination) for the provision of buildings/floorspace for the following uses; Employment (Use classes B1a-c/B2/B8), Residential (Use classes C3/C2), Retail (use Classes A1-A5), Aviation (Sui Generis), Education and other non-residential institutions including museums (Use class D1), Sport and Recreation (Use Class D2), Hotel (Use Class C1), Open space/landscaping including outdoor sport/recreation facilities), Car Parking, Infrastructure (including roads and utilities), Site preparation and other associated works. The full/detailed element of the application comprises; change of use of retained existing buildings, and means of access.

Cllr Taylor reported that Thanet District Council had agreed that comments could be submitted on or before 22nd June 2018 for this application. This is a large strategic application that will be considered by full Council.

AGREED: that the Clerk contact Pillory Barn to arrange a meeting to discuss the main points of the application and seek clarification on the affordable housing. It

was further agreed to arrange a meeting with James Wraight to discuss the road infrastructure proposals on this application and how this will fit in with other proposed sites and planned road improvements around Thanet.

Members would then formalize a response to the application following both meetings.

28. LATE APPLICATIONS

The Clerk reported that no late applications had been received.

Committee Chairman

Time Concluded 11.20 am