

MINSTER PARISH COUNCIL



**MINSTER
IN THANET**

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Clerk to the Council: Kyla Lamb - MAAT

30th August 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 6p.m. on Tuesday 4th September 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 26th July 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/18/0758 – Land Adjacent to Pouces, Manston Road, Minster – Outline application for the erection of 5 No. dwellings with all matters reserved. - **REFUSED**

TH/18/0770 – 43 High Street, Minster – Erection of single storey rear extension, together with erection of rear dormer window, extension and alterations to roof from hip to gable and installation of rooflight to front elevation to facilitate loft conversion. - **GRANTED**

TH/18/0789 – 26 Greenhill Gardens, Minster – Erection of 1 No. detached two storey, two bedroom dwelling with associated external works following demolition of existing single storey garage. - **REFUSED**

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

TH/18/0928 – CO-OP Minster, Tothill Street, Minster – Replacement of existing re Fridgeration plant – **NO OBJECTION**

TH/18/1016 and 1017 – Little Durlock, Durlock, Minster – Erection of single storey rear extension. – **NO OBJECTION**

TH/18/1023 – 11A Norton Drive, Minster – Erection of single storey side extension following demolition of existing garage. – **NO OBJECTION**

TH/18/1070 – 51 High Street, Minster – Retrospective application for installation of 4 No. air conditioning units to side elevation. – **NO OBJECTION**

Application(s) for Consideration

TH/18/1098- 135 Monkton Road, Minster – Erection of 4 No. detached dwellings with associated parking, access and landscaping.

TH/18/1163 – Land adjacent to 118A Monkton Road, Minster – Outline application for the erection of 5 No. detached dwellings with associated parking including access and landscaping.

TH/18/1185 – Land East of Columbus Ave, Minster – Erection of 18 No. general industrial units, associated parking and access road.

TH/18/1190 – Garden Cottage, Durlock, Minster – 1 No. Willow – Fell

TH/18/0544 – Hoo Corner Farm, Monkton Road, Minster – Erection of 2 No. two storey 3 bed semi-detached dwellings – **AMENDED PLANS**

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 10.30 am on Thursday 26th July 2018

in the Neighbourhood Centre 4a Monkton Road Minster

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

Also present: Clare Wilsdon (Assistant Parish Clerk)

There were no apologies received, all Committee members were present.

85. MINUTES

RESOLVED: That the Minutes of the meeting held on 20th June 2018 be approved and signed by the Chairman.

86. MEMBERS' INTERESTS

No declarations of interest, or deregistration, were made.

87. PLANNING DECISIONS

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

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 - **GRANTED**

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

TH/18/0349- Minster Services, Tothill Street, Minster – Change of use of existing parking area to storage facility (use class B8) to include the siting of 95 storage container units, office unit and the erection of 3M high palisade fence to all boundaries and change of use of existing amenity land to a hand car wash facility (use class sui-generis) to include car wash canopy and storage unit. - **REFUSED**

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. - **GRANTED**

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. - **GRANTED**

88. 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

TH/18/0890 – Land adjacent 1 Dellside, Wayborough Hill, Minster – Erection of 1 no. detached 3-bed dwelling –

With regard to the above application Minster Parish Council **OBJECT** to the application on the following grounds:-

The site has existing consent TH/16/1020 for change of use of stable /storage block to 1 No. dwelling and erection of a single storey extension to front and rear elevations. The officers recommendation for this application was for refusal. This was only approved by planning committee in accordance with the following:

“That members approve the application subject to the following safeguarding conditions, as it will not have a significantly harmful impact and is in accordance with Paragraph 55 of the NPPF, **does not exceed the original footprint** and brings into use a building that may otherwise fall into dereliction”.

The new application is for a 3 bed dwelling and the footprint significantly exceeds the footprint of the disused stable building and is not in accordance with NPPF 55 as it is not re-using a redundant building. The site is outside the Parish Boundary and in the countryside, no need has been demonstrated to build a significantly larger house to override adopted policy CC1.

The existing approved application provides a dwelling which is in accordance with providing housing as there is a lack of a five year housing supply.

TPO/TH/18/1012 – 99 Tothill Street, Minster – 1 no. Sycamore (T1) crown reduce by 5m, 1 no. Horse Chestnut (T3) crown reduce by 5m, 1 no. sycamore (T2) – fell – **NO OBJECTION**

Application(s) Considered

KCC/TH/0105/2018 – Land to the north & south of A299 (Hengist Way), including existing railway line and part of the existing A299 (Hengist Way), Cliffsend, Kent

Construction of a new rail station consisting of two platforms connected by a pedestrian footbridge with adjoining staircases and two 16-person capacity lift shafts; and associated infrastructure comprising vehicle parking; public announcement system; drainage; security and lighting infrastructure; utilities infrastructure; landscaping; vehicle, pedestrian and cycle access including the creation of a new public bridleway; the creation of a vehicular access onto the A299 Hengist Way; and highway improvement works on the A299 Hengist Way.

THE FOLLOWING COMMENTS WERE SENT TO KCC IN RESPONSE TO THE ABOVE PLANNING APPLICATION

Minster Parish Council have the following concerns about the Parkway application:-
Access onto the Sevenscore Roundabout from Cottington Road is currently poor. This is already a rat run. We are concerned that this may become an accident blackspot.
Minster Parish Council are also concerned that the new parkway station will have an impact on Minster Station and would like confirmation that Minster Station will not close or have a reduced service.

We also have concerns about users parking in the residential areas next to the station to avoid paying the £3.50 per day parking charge. This could have a significant impact on residents in Cliffsend.

The access proposals to and from the station site are a concern to the Council. It is a 50MPH road which will have traffic lights added to. We feel the general layout will be an accident blackspot.

89. LATE APPLICATIONS

There were no late applications received.

Committee Chairman

Time Concluded 11.30 am