

# MINSTER PARISH COUNCIL



**MINSTER  
IN THANET**

The Parish Office  
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Clerk to the Council: Kyla Lamb - MAAT

31<sup>st</sup> October 2019

## 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 6 p.m Tuesday 5<sup>th</sup> November 2019**, 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. APOLOGIES**

To receive apologies for absence, if any.

### **2. MEMBERS' INTERESTS**

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

### **3. MINUTES**

To approve the minutes of the meeting held on 7<sup>th</sup> August 2019. **(Appendix A).**

#### 4. PLANNING DECISIONS AND PENDING APPLICATIONS

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

**OL/TH/19/0789 – Land North West of Mannock Drive, Manston Road, Minster –** Outline application for the erection of 6 no. 2 bed two-storey dwellings including access, layout and scale with associated parking and cycle storage. - **REFUSED**

**F/TH/19/0825 – Mount Pleasant Lorry Park, Tothill Street, Minster –** Retrospective change of use of land from lorry park (use class sui-generis) to mixed use lorry park and catering trailer (use class sui-generis) and A5) - **WITHDRAWN**

**F/TH/19/0794 – Mount Pleasant Lorry Park, Tothill Street, Minster –** Change of use of amenity land to car park - **GRANTED**

**A/TH/19/0830 - Mount Pleasant Lorry Park, Tothill Street, Minster –** Retrospective application for the erection and display of 26 No non-illuminating banners to temporary site barriers and fencing and 2 No notice boards - **WITHDRAWN**

**L/TH/19/0876 – The Bell Inn, 2 High Street, Minster –** Application for Listed Building Consent to replace part of the roof of outbuilding - **GRANTED**

**TCA/TH/0933 – The Bell Inn, 2 High Street, Minster –** 1 no horse chestnut – crown lift by 1M - Comments received via email – **RAISE NO OBJECTIONS**

**F/TH/19/1094 – Mast 605M from Southern Water Services Ltd, Jutes Lane, Ramsgate –** Installation of 4 No. 1.8m antennae dishes on existing tower and 2 no. equipment cabinets together with removal of garage door and insertion of window - **GRANTED**

**F/TH/19/1133 – 3 Singleton Close, Minster –** Erection of single storey rear extension to existing garage to facilitate change of use to habitable room together with removal of garage door and insertion of window. - **GRANTED**

**REQ/TH/19/1265- Richborough Connection Project, Sandwich Road, Ramsgate –** Application for details submitted pursuant to requirement 4 (1) (Stage Plan) for stages 4 and 5 of the Development Consent Order 2017 No. 2017 No. 817 for high voltage electricity connection between Richborough and Canterbury – **GRANTED**

**R/TH/19/0382 – 66 Monkton Road, Minster –** Application for the reserved matters of outline permission OL/TH/16/0654 for the erection of 36 dwellings with construction of new access from Monkton Road, associated new internal access roads for the approval of appearance, landscaping and scale – **GRANTED**

#### 5. 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.

##### Application(s) for Consideration

**F/TH/19/1336 – Manston Court Bungalows, 5 Manston Road, Manston –** Variation of condition 1 of planning consent R/TH/19/0200 for the erection of up to 22 dwellings including access for the approval of appearance, landscaping, layout, and scale to allow plot 13 to be wheelchair accessible accommodation in place of plot 21 (Circulated by email) – **NO OBJECTION**

**F/TH/19/1347 – Land West of Hoo Farmhouse, Monkton Road, Minster** – Erection of 4 No. 2-storey detached dwellings with associated parking and landscaping.

**F/TH/19/1408 – 7 Tothill Street, Minster** – Erection of a two storey 4-bed detached dwelling together with associated parking on land rear of No 7.

**F/TH/19/1415 – Land adj 6 Sevenscore Farm Cottages, Ebbsfleet Lane North, Ramsgate** – Erection of a two storey 4-bed detached dwelling together with erection of single storey detached double garage.

## **6. PLANNING SUMMARY**

Cllr Taylor to provide a summary on current planning applications.

## **7. LATE APPLICATIONS**

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

## **8. PLANNING APPLICATIONS/PROPOSALS IN NEIGHBOURING VILLAGES**

**Cole's Yard – Land Rear of 116 Monkton Street, Monkton** – preliminary plans were circulated by email to all councillors.

**OL/TH/19/0409 – Land Rear of 96-102 Monkton Street, Monkton** – Outline application for residential development of up to 49 dwellings including access. – To report any updates on this application.

The above applications can be viewed online at:-

<https://planning.thanet.gov.uk/online-applications/>

To view and download the current National Planning Policy Framework follow the link below:-

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

**MINSTER PARISH COUNCIL  
PLANNING COMMITTEE**

**Minutes of the Meeting of the Committee held at 10a.m. on Wednesday 7<sup>th</sup> August 2019**

**in the Neighbourhood Centre 4a Monkton Road Minster**

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

**Also present: Kyla Lamb (Parish Clerk), Clare Wilsdon (Assistant Parish Clerk) and Cllr Burden**

**93. APOLOGIES**

Apologies were received and accepted from Cllr Whybrow.

**94. MEMBERS' INTERESTS**

There were no declarations of interest registered.

**95. MINUTES**

**RESOLVED:** That the minutes of the meeting held on 2<sup>nd</sup> July 2019 be approved and signed by the Chairman.

**96. PLANNING DECISIONS AND PENDING APPLICATIONS**

Members noted the decisions and decisions pending since the last meeting by TDC.

**R/TH/19/0200 – Manston Court Bungalows, 5 Manston Road, Manston-** Application for the resrved matters of outline permission OL/TH/17/1763 outline planning application for the erection of up to 22 dwellings including access for the approval of appearance, landscaping, layout and scale – **GRANTED**

**FH/TH/19/0568 – Cherry Tree cottage, Monkton Road, Minster** – Erection of two storey side extension and replacement UPVC windows following removal of existing side dormer – **GRANTED**

**FH/TH/19/0651 – 21 Thorne Road, Minster** – Erection of first floor side extension – **GRANTED**

**TH/TPO/17/(1989) 1 St Mildreds Mews** – 1 no sycamore fell – **GRANTED**

**F/TH/19/0389 – Whites Transport, 1 Channel View Road, Minster** – Erection of single storey building (999.95sqm) to accommodate Storage and Distribution (Use Cass B8) – **GRANTED**

**FH/TH/19/0745 – 3 Abbey grove, Minster** – Erection of single-storey side extension to existing bungalow to form enlarged kitchen and dining area – **GRANTED**

**OL/TH/18/0660 – Manston Airport** – **WITHDRAWN**

**OL/TH/16/0550 – Manston Airport** – **WITHDRAWN**

**97. 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:

**Application(s) considered**

**F/TH/19/0825 – Mount Pleasant Lorry Park, Tothill Street, Minster** – Retrospective change of use of land from lorry park(use class sui-generis) to mixed use lorry park and catering trailer (use class sui-generis) and A5) – **NO OBJECTION IN PRINCIPLE** (See attached response sent to Thanet District Council)

**F/TH/19/0794 – Mount Pleasant Lorry Park, Tothill Street, Minster** – Change of use of amenity land to car park - **NO OBJECTION IN PRINCIPLE** (See attached response sent to Thanet District Council)

**A/TH/19/0830 - Mount Pleasant Lorry Park, Tothill Street, Minster** – Retrospective application for the erection and display of 26 No non-illuminating banners to temporary site barriers and fencing and 2 No notice boards - **OBJECT** (See attached response sent to Thanet District Council)

**L/TH/19/0876 – The Bell Inn, 2 High Street, Minster** – Application for Listed Building Consent to replace part of the roof of outbuilding -Comments received via email – **NO OBJECTION**

**F/TH/19/0925 – Land Adjacent Former Primrose Cottage, Wayborough Hill, Minster** – Erection of a two storey 3-bed dwelling with associated parking following demolition of existing stables - Comments received via email – **NO OBJECTION**

**TCA/TH/0933 – The Bell Inn, 2 High Street, Minster** – 1 no horse chestnut – crown lift by 1M - Comments received via email – **NO OBJECTION**

**98. PLANNING SUMMARY**

Members noted the summary on current planning applications provided by Cllr Taylor. **(Please see attachment to minutes)**

**99. LATE APPLICATIONS**

**F/TH/19/0173 – Hoo Farm, 147 Monkton Road, Minster** – Erection of 25 no. dwellings following the demolition of existing buildings, with associated parking, open space and landscaping. *AMENDED APPLICATION* – **OBJECT** (See attached response sent to Thanet District Council)

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**Committee Chairman**

**Time Concluded 10.50 a.m.**

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Emma Fibbens  
Planning Department  
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P.O. Box 9  
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CT9 1XZ

20<sup>th</sup> August 2019

Dear Ms Fibbens

## **F/TH/19/0794 CHANGE OF USE FROM AMENITY LAND TO CAR PARK**

Minster Parish Council have **no objection in principle** to the provision of additional parking in this area. However, the application form is both misleading and inaccurate. Please see comments below:-

**Section 5 Description of proposal**-suggests the applicants' intention is to provide an overflow car park on a currently vacant site; this area is far from vacant. It is, and has for some time been, occupied by a car sales business, separated from the surrounding area by new wooden fencing which bears numerous advertising boards.

**Section 9 Vehicle parking**-It proposes to provide 15 parking spaces; the whole site is occupied by cars displayed for sale.



**Section 8 Employment-** The box is marked to indicate no employment yet a sales person is on the site everyday, using a container on the neighbouring site as an office.

Yours sincerely

**Cllr Susan Taylor**  
**Minster Parish Council Planning Committee Chairman**



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20<sup>th</sup> August 2019

Dear Ms Fibbens

## **F/TH/19/0825 Retrospective change of use from lorry park to mixed use lorry park & catering**

Minster Parish Council have **no objection in principle** to this application to provide a lorry park and catering unit. However, the application lacks information and is misleading. The key points being that it does not mention the toilet unit and car sales office that are also on this site.

**In section 13 Foul Sewage-** the applicant indicates that they do not know how this is to be dealt with on site. Yet there is a toilet unit adjacent to the catering unit with two large waste pipes extending from the back, entering the ground in an area of shingle.

**In section 14 Waste Storage and Collection-**the applicant has said 'no' to this question yet the owner of the catering unit has a large waste bin emptied by Thanet District Council. A recycling bin would also be desirable.



**In section 18 Employment-**the application form states that there are no employees on site, yet the owner of the catering unit employs one member of staff and the car sales office, also located on this site, accommodates a sales person.

No reference is made to opening hours of either the catering unit or the car sales business.

In essence this application does not reflect the reality of what already exists on this site.

Finally, if the site is to continue to be used as described in the application there should be some soft landscaping around the boundary to reflect to semi-rural nature of the area.'

Yours sincerely

**Cllr Susan Taylor**  
**Minster Parish Council Planning Committee Chairman**



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20<sup>th</sup> August 2019

Dear Ms Fibbens

## **F/TH/19/0830 RETROSPECTIVE APPLICATION FOR ERECTION AND DISPLAY OF 29 BANNERS**

Minster Parish Council **OBJECT** to the above application. This area is mainly used by motor vehicles and the drivers are now faced with a plethora of advertising banners on a wide range of subjects in very close proximity to their vehicles; we fear that this will detract from their concentration hence presenting a public safety issue.

We would also remind the District Council that Minster is part of 'The Villages' in Thanet and as such is still considered semi-rural by most of the population. The number of advertising banners in such a semi-rural area is both overbearing and inappropriate.

Yours sincerely

**Cllr Susan Taylor**  
**Minster Parish Council Planning Committee Chairman**



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Annabel Hemmings  
Planning Department  
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CT9 1XZ

20<sup>th</sup> August 2019

Dear Ms Hemmings

## **F/TH/19/0173 HOO FARM 25 UNITS**

Minster Parish Council **OBJECT** to the amendments to the above application.

Although the proposed addition of a footpath does address one of ours and Kent Highways' concerns, the proposed width is totally inadequate for this development i.e. houses to be occupied by individuals aged 55 years and older.

KCC recommends a minimum width of 2 meters on a road with a 30mph speed limit

**Inclusive Design for Getting Outdoors (I'DGO) design of street with older people in mind states**, footways and footpaths should be designed so that they provide safety for pedestrians from traffic. It suggests that in lightly used streets, the minimum unobstructed width for pedestrians should generally be 2000mm, and that in areas of higher pedestrian flow the quality of the walking experience can deteriorate unless sufficient width is provided. **Inclusive Mobility (2002)** advises that ideally the width of the footway should be 2000mm to facilitate two people in wheelchairs to pass each other comfortably. Where this width is



not possible, a clear width of 1500mm should be provided, with an absolute clear minimum width of 1000mm in exceptional cases. The phrase 'clear' refers to the effective width taking into account permanent obstacles on the footway such as street lamp standards, trees, telegraph poles, bus shelters for example.

We also feel that our other concerns raised in our previous comments on the original application have not been address and ask that you take these into account when making a decision on this application see below:-

Whilst we realise Thanet District Councils policy for parking is 1.5 spaces per household, on this site provision should be made for each property to have 2 parking spaces. This will provide for households with two cars and also for visitors, as without this facility and due to the design, parking could end up on the road or blocking the access road or, which has been seen in other new developments, parking on the edges of the meadow garden.

Road only 4.5 meters wide.

Accessibility and Transport-The road is not flat but has a gradient falling away from site which would mean cars would not have an uninterrupted view along this road which could be dangerous for people walking on the road side (Appendix A).

A footpath from this site should be provided by the developer as part of the Section 106 agreement to join the existing footpath (Appendix B). As stated this development is for over 55, some residents may use a mobility scooter which would be safer on a pavement than being used on this narrow road-contrary to Paragraph 91 NPPF safe places which are accessible particularly with regards to pedestrians & Paragraph 108 to 110 promote opportunities for sustainable transport modes as well a safe movement for all users.

6.33 Of the design statement states it is asserted that the age restricted occupiers of the dwellings are likely to have more time to invest in exploring so as not to rely solely on private vehicular transport. This would only be the case if it is safe to walk to the village. This provision is very important and an absolute necessary planning condition that should be applied should the application succeed.

How is the over 55 occupation legal agreement going to be enforced? What can stop someone of this age buying, then renting out the property to younger people?

If this is for over 55 residents how many over 55 need a 3 bedroom house? Would it not be better to restrict this development to 1 & 2 bedroom houses or bungalows? The developer has stated at 6.20 (design statement) that no 1 bedroom properties are proposed in the interest of adaptability and longevity in the home, but has also stated that the SHMA (see 6.17) has identified that in the period to 2031 the population of over 65's in Thanet could increase to 58% so more one and two bedded units will be needed, supporting emerging policy H19 based on evidence in the SHMA.

The SHMA also states see 6.22 providing an element of bungalows should be given strong consideration on appropriate sites, allowing older households to downsize while freeing up family accommodation for young households "housing churn", also see 6.27, 6.28 & 6.29. All have been used by the developer to support this application but could also be used to propose more bungalows.



6.68 Policy SR6 this could be reduced to a smaller area as doorstep play areas would not be so essential due to the nature of this development and the fact it is surrounded by open countryside, this would free up more land for the correct type of units the over 55 would want and those the SHMA strongly encourages.

6.21 A better proposal on this site would be 30% one bedroom bungalows, 45% two bedroom bungalows/houses and 25% three bedroom houses.

6.68 Central landscape area could also be reduced if more land was needed to amend the design as **allotments** (Appendix C) are on the diagram and this could become the community area.

If the application is successful without any changes i.e. extra parking and more one bedroom units, it is essential that the footpath must be provided to join the existing footpath and the allotments shown be provided as part of the development if permission is granted.

Yours sincerely

**Cllr Susan Taylor**  
**Minster Parish Council Planning Committee Chairman**



### **Planning Summary 7/8/19**

R/TH/19/0382

66 Monkton Road -36 Units – Rubbish truck details 2/8/19

OL/TH/19/0126

145 Monkton Road – 1 unit on side garden - No change still waiting decision.

FH/TH/19/0600

Go Kart Track – Highways strong objection - Awaiting decision.

F/TH//19/0215

Costa Coffee – awaiting decision.

OL/TH/18/1163

5 units 118A Monkton Road – Refused no change.

F/TH/19/0925

Land Adj to Primrose Cottage – Wayborough Stables convert to house – awaiting decision

F/TH/19/0729

The Mill House, Way Hill – converting stables to dwelling – awaiting decision

### **Monkton Applications**

F/TH19/1026

9 New units – 150 Monkton Street – new application

OL/TH/19/0409

Monkton Street – 49 dwellings – no change