



## MANSTON PARISH COUNCIL

Chairman: Cllr Guy Wilson

Clerk: Mrs Caroline Flynn

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### **Minutes of the Meeting of the Council held on 9<sup>th</sup> October 2023 at 7.15 pm, Manston Village Hall, Manston.**

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

**In Attendance:** Cllr Derek Crow-Brown (KCC), Linda Wright (TDC & KCC) and Abi Smith (TDC).

#### **59/23-24. APOLOGIES FOR ABSENCE**

Caroline Flynn (Clerk to MPC)

Cllr Paul Bell (Unwell).

Mrs Hazel Chandler (Volunteer of Manston Park checks)

#### **60/23-24. DECLARATIONS OF INTEREST**

The declaration form was circulated to those present and there were no declarations of interest.

#### **61/23-24. MINUTES**

The minutes from the meeting held on the 11<sup>th</sup> September meeting were circulated to members.

**Resolved: The minutes were agreed as a true record and accepted the amendment, proposed by Cllr H Robinson seconded by Cllr R Matthews and carried. Minutes were signed by the Chair.**

#### **62/23-24. FINANCE MATTERS AND AUTHORISATION OF PAYMENTS**

- a) Authorisation of payments/bank reconciliation, circulated prior to the meeting: The invoices as detailed below were agreed for payment and cheques were signed by Cllrs Dearing and Matthews.
- b) **Bank Reconciliation** – **Resolved: Reconciliations circulated and noted.**
- c) **SCRIBE Accounts**  
**Resolved: It was proposed by Cllr G Wilson to approve Scribe Accounts at £12.50 per month, this was seconded by Cllr R Matthews and carried.**
- d) **AGAR Conclusion of audit**  
**As the Clerk was not present this item has been deferred.**

## **63/23-24. CHAIRMANS REPORT**

### **Welcome everybody**

On 23<sup>rd</sup> September an announcement was made – “Aircraft could once again fly from Kent's Manston Airport, after a bid to challenge the government's decision to reopen it was thrown out by a High Court judge. The decision is disappointing for those who fear noise and air pollution will increase but it brings hope to those who want to see the airport in North Kent operational. Chairman of Save Manston Airport Association, Beau Webber said: "We're over the moon. We've fought for 10 years for this. We are just frustrated for all the years that have elapsed while we've been doing this battle."

In the past couple of weeks the B2050 has reopened and hopefully this is easing the situation in Spratling Street which as being used a “rat run”

There has been positive feedback from Lezanne Cesar of KCC about traffic calming measures and these will be discussed in greater detail under “Highways”.

Last month a question was raised about the Pedaler’s planning consent. As promised, I have been in contact with the owner and addressed the concern raised.

We have received a quotation from AJ Sparks Landscaping and Maintenance Limited to deal with the over-grown perimeter of the park. It based on two men with all necessary machinery working on a day rate of £560 plus VAT with an estimated time-frame of four or five days - £2240 - £2800. Our budget is £9000.

I have asked AJC Landscape and gardens for a quote based on two men on a day rate for four to five days. Their telephone number is 01226 448270

I have also asked New Stone Landscaping for a quote with the same criteria. Their telephone number is 01843 261473.

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## **64/23-24 FUNDRAISING FOR HIGHWAY IMPROVEMENTS WITHIN THE VILLAGE**

Cllr Wilson spoke about highway improvements within the area and explained that KCC are short on funds which means Manston PC would have to fund road safety improvements or find other ways of raising money.

## **65/23-24. PLANNING**

### **Applications:**

- a) **F/TH/23/1209, Land East and West Of Hengrove Farm, Shottendane Road, MARGATE, Kent**, Erection of a renewable energy generating solar farm together with substations, parts workshop, security measures, associated infrastructure together with landscaping (excluding areas outlined in blue).

**Resolved: After discussions, members had no objections with the solar farm application.**

### **Applications under S101 (Scheme of Delegation) already commented on:**

- a) **F/TH/23/0629, B And B Metals, Flete Farmyard, Flete Road, Margate**, Change of use of units 3 and 4 to storage and distribution of scrap metal (Retrospective).

**Members objected with the material consideration of Highway Safety; comments made under the Scheme of Delegation by the clerk.**

- b) PN05/TH/23/1185, Spratling Court Farm, 40 Spratling Street, RAMSGATE, Kent, Notification of a proposed change of use from Agricultural unit to 1No. dwelling (C3 use class) with associated parking. Members had no objections; comments made under the Scheme of Delegation by the clerk. Cllr Wilson recommended acceptance of the Spratling Court Farm application on the grounds that the premises are a very old barn very suitable for conversion to a single dwelling.**

Cllr Wilson advised that he had visited both sites and discussed the applications with the applicants.

Cllr Wilson observed that the B and B Metals retrospective application had been “called in” for the Planning Committee to adjudicate. It was observed that Manston Parish Council had raised an objection which is on the TDC website. There was considerable debate and four members of the Applicant were present and made their representations which conflicted with evidence already on the TDC website which has several objections from various neighbours whose peace and quiet was being disturbed by clattering and banging and very heavy lorries going to the site full of scrap metal. Cllr Wilson explained that the matter is not for us to decide and that the battleground will be at the Planning Committee meeting and recommended that the Applicants get in touch with their planning consultant to be kept updated.

Preston Caravan Park was not discussed. However, earlier in the day Cllrs Wilson, Matthews and Robinson attended a site meeting with Mr Any Godden and his brother the new owners of the site and were shown round the site. No planning application has yet been submitted as the owners are still in the consultation phase.

#### **Decided Applications:**

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

**Permission Granted.**

#### **66/23-24. HIGHWAYS**

- a) **Public rights of Way**

There were no issues for discussion

- b) **20MPH/HIP**

Cllr Wilson advised that several locals as well as some councillors had held an informal meeting to discuss the likely scenarios and concluded that with speed bumps costing £5000 each this was the most likely possible outcome as other options such as a controlled traffic light system or a zebra crossing would be extremely expensive. It is understood that KCC is not likely to provide any funding so that we have to deal with this aspect ourselves and might need to do some fundraising.

There was much discussion on 20 mph, it was pointed out that Preston Road qualifies but the main road through the village does not which is the main problem.

### **67/23-24. MANSTON PARK**

We have received one quotation for the cutting back of the perimeter trees and bushes and are awaiting two more before we can make a decision which will hopefully be in November.

### **68/23-24. REVIEW OF FINANCIAL REGULATIONS & STANDING ORDERS**

The Financial Regulations and Standing Orders were reviewed by the Clerk and circulated prior to the meeting; no amendments have been made.

### **69/23-24. INDIVIDUAL REPORTS TO NOTE**

#### **Cllr Derek Crow-Brown**

Following the numerous road closures in Thanet in recent weeks, with several at short notice, Cllr Crow-Brown raised the issue two weeks ago at the Environment and Transport Cabinet committee. In particular, the economic effect on businesses, losing money through road closures during the key summer months. Highways director Simon Jones responded by saying utility companies and their sub-contractors undertaking emergency works often advise KCC two hours after the commencement of road works. KCC Highways are enhancing their resources and lobbying the Department of Transport to improve the powers of enforcement on utilities companies.

In terms of Cllr Crow-Brown's division, Tothill Street, Shottendane Road, Manston Road, New Haine Road, the lanes between Minster and Monkton and Minster and Cliffsend have been greatly affected. In particular, Manston Golf Club and their children's activity centre Rascal Bay, through the long-term closure of the B2050, lost 60% of their normal business during the key summer holiday period. The White Stag pub in Monkton has also been particularly affected.

Cllr Crow-Brown will keep pressing this issue.

#### **Cllr Linda Wright**

Cllr L Wright spoke about The Rural Regeneration Group (TRRG), and is now Chairman of the committee, would be good to see are presentative from Manston to attend the TRRG meetings. Linda spoke about Speed-watch and the sharing of equipment amongst villages and would like to see lots of support for this. Cllr L Wright has been given the honour of being made Vice Chair of Social Care.

#### **Cllr Abi Smith**

Cllr A Smith did not have much to report due to not having been in session at TDC and has spent a vast amount of time recently on the Minster Marshes attending a consultation for this and was completely convinced by the environmental impact. Cllr Smith said the habitat of the marshes is very important and is irreplaceable.

This Thursday at the TDC Full Council meeting there will be a debate on the motion to consider a moratorium of all housing development approval of over 10 houses.

#### **Cllr Bambridge**

1. Regarding the shop/café and footpath – I did some research into this and found out that when consulted on the original planning application, what was most important to the village of Manston was having a place where they could interact and meet casually with neighbours and other village residents.

2. The 3 considerations for what is now the now Pedlar premises were: a) Viability of the business, b) Complimenting existing amenities and c) providing a place for the community to meet and interact. A shop may not have been viable with Tesco close by and Preston Park sells milk etc. The shop/café idea was seen as the best community option, but it **wasn't** stipulated that it needed to be **both** in the planning application.
3. The notable information on the footpath link was that Kent Highways were concerned that there would be no adjoining road from Manston Road to Preston Road as it could become a dangerous rat run. There was a footpath link on the approved plan but no condition to put one in, which unfortunately, it would appear, no-one picked up on, so this was up to the Developer. The Council wouldn't be able to introduce a conditional control after the event.
4. Full council question Thursday.
5. Covering Walkers Construction recent closure of the B2050 at Manston for several weeks during the recent school holidays. The consequences being:
  - The owners of Manston Golf Club and their children's activity centre Rascal Bay losing 60% of their expected revenue.
  - Chaos as drivers used Spratling Street, Spratling Lane and Preston Road as uncontrolled rat runs.
  - Pedestrians were put at risk because no footpath arrangements were made to protect them from the huge increase in vehicular traffic during the road closure.
  - Stagecoach suspending their bus service through Manston village, leaving many people who depend on public transport totally isolated.

I'm asking what arrangements TDC have made with KCC Highways and Highways England to ensure that this chaos is never allowed to happen again.

**70/23-24. PUBLIC QUESTIONS/ITEMS FOR THE NEXT AGENDA**

Members of the public had spoken during the meeting on various topic and there were no further public questions or items for the next agenda.

**71/23-24. DATE OF NEXT MEETING**

**Monday 13<sup>th</sup> November 2023, 7.15pm.**