

MINSTER PARISH COUNCIL



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Clerk to the Council: Kyla Lamb - MAAT

30th May 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 6p.m. on Tuesday 4th June 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.

K. Lamb
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. ELECTION OF CHAIRMAN

To elect a Committee Chairman for the ensuing year 2019/20.

3. APPOINTMENT OF VICE CHAIRMAN

To appoint a Vice Chairman for the ensuing year 2019/20.

4. MEMBERS' INTERESTS

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

5. MINUTES

To approve the minutes of the meeting held on 4th September 2018. (**Appendix A**).

6. PLANNING DECISIONS AND PENDING APPLICATIONS

To report that the following decisions have been made by TDC since the last meeting:- (**Appendix B**)

7. 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

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

F/TH/19/0600 – Site of Former Go Kart Track, Ebbsfleet Lane, Ramsgate – Change of use from go-kart track (use class D2) to a stock car racing track (sui generis)

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.

TPO/TH/19/0471- 1 St Mildreds Mews, Minster – TH/TPO/17(1989) 1 No Sycamore – Fell

8. PLANNING SUMMARY

Cllr Taylor to provide a summary on current planning applications (**Appendix C**)

9. LATE APPLICATIONS

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

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

**MINSTER PARISH COUNCIL
PLANNING COMMITTEE**

Minutes of the Meeting of the Committee held at 6 p.m. on Tuesday 4th September 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: Kyla Lamb (Parish Clerk), Clare Wilsdon (Assistant Parish Clerk)

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

90. MINUTES

RESOLVED: That the Minutes of the meeting held on 26th July 2018 be approved and signed by the Chairman.

91. MEMBERS' INTERESTS

No declarations of interest, or deregistration, were made.

92. PLANNING DECISIONS

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

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**

93. 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/18/0928 – CO-OP Minster, Tothill Street, Minster – Replacement of existing refridgeration 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) considered

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

RESOLVED the meeting was closed to allow members of the public to speak on this application. Residents main concerns are the access to the site from Monkton Road as it is very busy already and the sight lines are very poor.

The meeting reopened at 6.15pm

Councillors agreed with the comments from the public.

The meeting reopened at 6.28pm

Minster Parish Council OBJECT to this application on the grounds of Highway Safety. The access to the site is very poor. Sight lines exiting from the site are poor. This is a very busy road. There have been a number of cars hit adjacent to the site entrance. They also felt there may be issues with waste and recycling vehicles being able to access the site and there is nowhere to provide bin storage near the road.

The Clerk AGREED to contact James Wraight Kent Highways Officer for his views regarding highways on TH/18/1163 & TH/18/1098 applications.

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.

Minster Parish Council OBJECT to this application. The site is prime arable land and development of it would be contrary to saved Policy CC1 development in the countryside. Development of the site would also be contrary to policy CC6 Village Separation Corridors (1) Minster and Monkton. 10.57 refers there are some settlements that, due to their mutual proximity, are potentially vulnerable to coalescence through the development along the road frontages that link them for example, Minster and Monkton.

The Parish Council feel there are highway safety issues as exiting onto Monkton Road will add more traffic on a busy road the sight lines are poor and the road is prone to severe flooding during heavy rain.

TH/18/1185 – Land East of Columbus Ave, Minster – Erection of 18 No. general industrial units, associated parking and access road. – Minster Parish Council SUPPORT this application as it is an area of existing business development and will provide more employment opportunities.

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

– NO OBJECTION AS LONG AS THE TREE IS INSPECTED BY A TDC TREE OFFICER AND THEY CONFIRM IT IS DISEASED.

TH/18/0544 – Hoo Corner Farm, Monkton Road, Minster – Erection of 2 No. two storey 3 bed semi-detached dwellings – AMENDED PLANS – the Chairman reported that the size of the houses has been reduced and the houses have been turned sideways on the plot – Members OBJECT on the same grounds as the previous drawings:-

The proposal is overbearing and is close to existing properties which will be overlooked. The Draft Local Plan Policy QD02 Living Conditions- refers to : all new development should be compatible with neighbouring buildings and spaces and not lead to the unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure. Full consideration has not been given to the close proximity of neighbouring properties.

Councillors further felt the amendments would cause more overlooking to existing properties and also refer to NPPF 6.29 that the scale and proportion of existing development should be respected. This application is not sympathetic to existing buildings and D1 – design principles – the proposed plans are not compatible with neighbouring buildings and spaces and leads to an unacceptable loss of amenity through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.

94. LATE APPLICATIONS

There were no late applications received.

Committee Chairman

Time Concluded 6.40 pm

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Results for Application Search

Erection of first floor side extension

21 Thorne Road Minster RAMSGATE Kent CT12 4DN

Ref. No: FH/TH/19/0651 | Received: Tue 14 May 2019 | Validated: Thu 16 May 2019 | Status: Pending Consideration

Change of use from go-kart track (use class D2) to a stock car racing track (sui generis)

Site Of Former Go Cart Track Ebbsfleet Lane RAMSGATE Kent

Ref. No: F/TH/19/0600 | Received: Tue 07 May 2019 | Validated: Mon 13 May 2019 | Status: Pending Consideration

Erection of two storey side extension and replacement UPVC windows following removal of existing side dormer

Cherry Tree Cottage Monkton Road Minster RAMSGATE Kent CT12 4EE

Ref. No: FH/TH/19/0568 | Received: Mon 29 Apr 2019 | Validated: Fri 17 May 2019 | Status: Pending Consideration

Erection of conservatory to rear

2 St Mildreds Mews Ramsgate Kent CT12 4FA

Ref. No: FH/TH/19/0506 | Received: Fri 12 Apr 2019 | Validated: Mon 29 Apr 2019 | Status: Pending Consideration

TH/TPO/17(1989) - 1No Sycamore - Fell

1 St Mildreds Mews Ramsgate Kent CT12 4FA

Ref. No: TPO/TH/19/0471 | Received: Mon 08 Apr 2019 | Validated: Wed 22 May 2019 | Status: Pending Consideration

Erection of two storey side extension, single storey rear and side extensions together with extension to existing parking area to front

35 Tothill Street Minster RAMSGATE Kent CT12 4AJ

Ref. No: FH/TH/19/0457 | Received: Fri 05 Apr 2019 | Validated: Tue 09 Apr 2019 | Status: Pending Consideration

Erection of single storey building (999.95sqm) to accommodate Storage and Distribution (Use Class B8)

Whites Transport/Channel Freight Storage Limited 1 Channel View Road Ramsgate Kent CT12 4EX

Ref. No: F/TH/19/0389 | Received: Tue 26 Mar 2019 | Validated: Wed 03 Apr 2019 | Status: Pending Consideration

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.

66 Monkton Road Minster RAMSGATE Kent CT12 4EE

Ref. No: R/TH/19/0382 | Received: Fri 22 Mar 2019 | Validated: Mon 08 Apr 2019 | Status: Pending Consideration

Erection of a single storey side extension

75A High Street Minster RAMSGATE Kent CT12 4AB

Ref. No: F/TH/19/0236 | Received: Tue 26 Feb 2019 | Validated: Mon 04 Mar 2019 | Status: Granted

Erection of a coffee shop with drive-through (use class A1/A3) with associated parking, servicing and landscaping.

Land South Of Laundry Road Minster RAMSGATE Kent

Ref. No: F/TH/19/0215 | Received: Thu 21 Feb 2019 | Validated: Thu 21 Feb 2019 | Status: Pending Consideration

Application for the reserved 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

Manston Court Bungalows 5 Manston Road Manston RAMSGATE Kent

Ref. No: R/TH/19/0200 | Received: Mon 18 Feb 2019 | Validated: Mon 25 Mar 2019 | Status: Pending Consideration

Erection of single storey side extension together with conversion of existing garage to living accommodation

7 Conyngham Road Minster RAMSGATE Kent CT12 4HA

Ref. No: FH/TH/19/0194 | Received: Mon 18 Feb 2019 | Validated: Mon 18 Feb 2019 | Status: Granted

Erection of single storey side extension together with alterations to roof to facilitate loft conversion following demolition of existing extension

Stonelees Farm Bungalow Sandwich Road RAMSGATE Kent CT12 5DH

Ref. No: FH/TH/19/0184 | Received: Thu 14 Feb 2019 | Validated: Fri 22 Feb 2019 | Status: Granted

Erection of 25no. dwellings following the demolition of existing buildings, with associated parking, open space and landscaping.

Hoo Farm 147 Monkton Road Minster RAMSGATE Kent CT12 4JB

Ref. No: F/TH/19/0173 | Received: Tue 12 Feb 2019 | Validated: Fri 08 Mar 2019 | Status: Pending Consideration

TH/TPO/5(1991) 1No Sycamore (T1) -Crown raise by 4m + remove limb facing west : 1No Larch (T2) bottom branches to be removed : 1No Cypress(T4)- To fell : 1No. Scots Pine (T5)- To fell : 1No Pine(T6)- To fell : 1No Elder (T7)- prune back the overhanging branches : 3No Lebanese Pine(T8) -To fell : 1No. Pine (T10) -To fell : 1No. Conifer(T11)- To fell

7 Southall Close Minster RAMSGATE Kent CT12 4AR

Ref. No: TPO/TH/19/0154 | Received: Thu 07 Feb 2019 | Validated: Thu 18 Apr 2019 | Status: Pending Consideration

1No. Willow - Cut back overhang by 50%

Garden Cottage Durlock Minster RAMSGATE Kent CT12 4HD

Ref. No: TCA/TH/19/0159 | Received: Thu 07 Feb 2019 | Validated: Thu 07 Feb 2019 | Status: Pending Decision

Erection of two storey side extension together with erection of a flat roof dormer to rear elevation

3 Abbey Grove RAMSGATE Kent CT12 4HB

Ref. No: FH/TH/19/0137 | Received: Tue 05 Feb 2019 | Validated: Mon 11 Feb 2019 | Status: Granted

Change of use of land from former fuel depot to open storage yard with boundary fencing and plot divisional fencing, together with the erection of 2 No timber gatehouses and 1No timber toilet/office building

Former Fuel Depot Spitfire Way Manston Ramsgate Kent CT12 5BU

Ref. No: F/TH/19/0131 | Received: Mon 04 Feb 2019 | Validated: Fri 15 Feb 2019 | Status: Pending Consideration

Outline application for the erection of 1no. detached 3-bed dwelling including access, appearance, layout and scale

145 Monkton Road Minster RAMSGATE Kent CT12 4JB

Ref. No: OL/TH/19/0126 | Received: Mon 04 Feb 2019 | Validated: Tue 05 Feb 2019 | Status: Pending Consideration

Erection of single storey rear extension to extend 4m in depth, 2.2m to eaves and overall height of 3m

38 Cheney Road Minster Ramsgate Kent CT12 4BG

Ref. No: PN01/TH/19/0089 | Received: Thu 24 Jan 2019 | Validated: Fri 01 Feb 2019 | Status: Prior Approval Not Required

Application for the reserved matters of outline permission OL/TH/16/0724 'Outline application for the erection of 5no. dwellings including access and layout, following demolition of existing dwelling and former garden nursery outbuildings' for the approval of appearance, landscaping and scale for Plot B

Plot B 15A Tothill Street Minster RAMSGATE Kent CT12 4AG

Ref. No: R/TH/19/0027 | Received: Tue 08 Jan 2019 | Validated: Tue 08 Jan 2019 | Status: Granted

Retrospective change of use from office to taxi office (Sui Generis)

73A High Street Minster RAMSGATE Kent CT12 4AB

Ref. No: F/TH/19/0010 | Received: Thu 03 Jan 2019 | Validated: Tue 05 Mar 2019 | Status: Granted

Application for details submitted pursuant to requirements 8 and 9 (Detailed Mitigation Planting Scheme) for stage 3b of the Development Consent Order 2017 No. 817 for high voltage electricity connection between Richborough and Canterbury

Richborough Connection Project Sandwich Road RAMSGATE Kent CT12 5DH

Ref. No: REQ/TH/18/1711 | Received: Mon 17 Dec 2018 | Validated: Mon 17 Dec 2018 | Status: Granted

Outline application for the erection of 6No 2bed 2 storey dwellings, including access, layout and scale
Land North West Of Mannock Drive Manston Road Minster RAMSGATE Kent

Ref. No: OL/TH/18/1657 | Received: Thu 06 Dec 2018 | Validated: Thu 20 Dec 2018 | Status: Refused

Erection of part two storey, part single storey rear extension

96 Tothill Street Minster RAMSGATE Kent CT12 4AN

Ref. No: FH/TH/18/1659 | Received: Thu 06 Dec 2018 | Validated: Wed 12 Dec 2018 | Status: Granted

Erection of single storey building to accommodate biomass boiler with associated flue

Charles River Uk Ltd Manston Road MARGATE Kent CT9 4LT

Ref. No: F/TH/18/1654 | Received: Wed 05 Dec 2018 | Validated: Fri 07 Dec 2018 | Status: Pending
Consideration

Prior Notification for change of use of existing agricultural building to a flexible use (Class R) for proposed
use classes B1 (office) and B8 (storage and distribution)

Sheriffs Court Farm Sheriffs Court Lane Minster RAMSGATE Kent CT12 4JD

Ref. No: PN08/TH/18/1595 | Received: Wed 21 Nov 2018 | Validated: Mon 26 Nov 2018 | Status: Prior
Approval Granted

Erection of a chalet bungalow and single storey detached garage following demolition of existing
dwellinghouse

7A High Street Minster RAMSGATE Kent CT12 4BU

Ref. No: F/TH/18/1604 | Received: Tue 20 Nov 2018 | Validated: Tue 20 Nov 2018 | Status: Granted

Outline application for the erection of up to 214no. dwellings, cemetery expansion, and associated access,
with all other matters reserved

Land On The West Side Of Tothill Street Minster RAMSGATE Kent

Ref. No: OL/TH/18/1488 | Received: Fri 26 Oct 2018 | Validated: Fri 26 Oct 2018 | Status: Pending
Consideration

Application for reserved matters attached to outline planning permission OL/TH/16/0724 for the approval of
scale, landscaping and appearance for the erection of 5no. dwellings including access and layout, following
demolition of existing dwelling and former garden nursery outbuildings

15A Tothill Street Minster RAMSGATE Kent CT12 4AG

Ref. No: R/TH/18/1355 | Received: Mon 01 Oct 2018 | Validated: Mon 01 Oct 2018 | Status: Granted

Outline Application for the erection of 5no. dwellings including layout and scale

Land Adjacent Pouces Manston Road Minster RAMSGATE Kent

Ref. No: OL/TH/18/1348 | Received: Fri 28 Sep 2018 | Validated: Wed 17 Oct 2018 | Status: Pending
Decision

Erection of first floor front extension and two storey rear extension following demolition of existing rear extension

Springfield Monkton Road Minster RAMSGATE Kent CT12 4EF

Ref. No: FH/TH/18/1330 | Received: Mon 24 Sep 2018 | Validated: Tue 02 Oct 2018 | Status: Granted

Application for details submitted pursuant to requirement 8 (Detailed Mitigation Planting Scheme) for stage 3a of the Development Consent Order 2017 No. 817 for high voltage electricity connection between Richborough and Canterbury

Richborough Connection Project Sandwich Road RAMSGATE Kent CT12 5DH

Ref. No: REQ/TH/18/1327 | Received: Fri 21 Sep 2018 | Validated: Fri 21 Sep 2018 | Status: Granted

Erection of single storey rear extension to extend 7.86m in depth, 2.8m to eaves and overall height of 3.2m

54 Monkton Road Minster RAMSGATE Kent CT12 4ED

Ref. No: PN01/TH/18/1292 | Received: Tue 18 Sep 2018 | Validated: Tue 18 Sep 2018 | Status: Prior Approval Not Required

Retrospective application for installation of 4 No. air conditioning units to side elevation

51 High Street Minster RAMSGATE Kent CT12 4BT

Ref. No: F/TH/18/1070 | Received: Thu 26 Jul 2018 | Validated: Thu 27 Sep 2018 | Status: Refused

Formation of vehicular access with new hardstanding

5 Foxborough Lane Minster RAMSGATE Kent CT12 4AH

Ref. No: FH/TH/18/1041 | Received: Fri 20 Jul 2018 | Validated: Mon 17 Sep 2018 | Status: Granted

Notes for planning meeting

Applications since April already been seen by planning committee

F/TH/19/0389

Whites Transport office building

MPC no objection

Highways 11/4/19 pending objection asked for HGV movement details still waiting

F/TH/19/0457

35 Tothill Street Extension

MPC no objection

F/TH/19/506

2 St Mildred's Mews Conservatory

MPC no objection

OL/TH/19/0126

145 Monkton Road

I house on side garden

MPC asked TDC planning to confirm if this is for 2 or 3 bedroom property

Awaiting Decision

F/TH/19/0173

Hoo Farm 25 Units

MPC objection

Highways Objection

F/TH/19/0215

Costa Coffee Laundry Road

Highways holding objection

MPC no objection BUT have concerns that the transport study is out of date and requested current relevant data

R/TH/19/0382 Reserve Matters

66 Monkton Road 36 Units

Highways letter sent 15/5/19 note new street to remain private, they added that condition 11 requires pedestrian connection to footpath TE462 NOT TE33 and request that this is amended, also asked for electric charging points for plot 33-36 as per condition 13, the parking at back of plot 1 & 2 could lead to parking on Monkton Road and have said this could be resolved with double yellow lines which MPC have objected too asking for parking to be provided to front of plots

They have also asked further consideration to the parking through out the site (Please attach the letter to the agenda if possible)

New application for planning committee to make comment

FH/TH/19/0568

Cherry Tree Cottage

two Storey Extension

F/TH/19/0600

Go Kart Track to Stock Car Racing

10 support letters !!!!

Did have pre application advice with TDC

Opening hours Sunday & Bank Holidays 8am to 7pm

Parking for 100 cars

MINSTER PARISH COUNCIL



**MINSTER
IN THANET**

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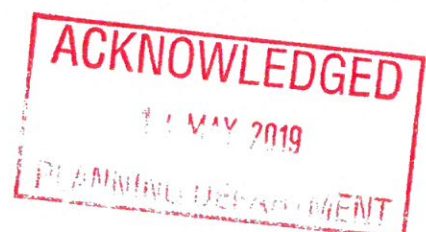
13th May 2019

Dear Ms Richardson

RE: R/TH/19/0382 – 66 Monkton Road, Minster, Ramsgate, Kent
Application for the reserved matters of outline permission OL/TH/16/0654 Outline application with some matters reserved including access, for the erection of 36 dwellings with construction of new access from Monkton Road, associated new interval access roads, drainage and landscaping (reserved) for the approval of appearance, landscaping and scale.

With regard to the above application, Minster Parish Council have some concerns on parking provision at the above development. Although the design is using the Kent County Council Parking guidelines 2008, we feel that to comply with the NPPF July 2018 policy 12 (achieving well designed places section 127A -will function well and add to the overall quality of the area) parking provision should be amended to reduce tandem parking with side by side parking. It is also felt that parking provision should be increased at the front of properties instead of behind, this will reduce the need for parking on the roadside and neighbour confrontation over parking.

Minster Parish Council support the responses made by Kent highways and Kent Police. We note the reference to placing yellow lines opposite the site entrance. We feel that this would be to the detriment of existing residents of Monkton Road.



With regard to the affordable housing - Policy SP20/H1 Affordable Home Provision – Minster Parish Council wish to see a local lettings plan in place which will give priority to Minster residents and then surrounding villages on all 11 affordable housing. Evidence of this must be shown in the section 106 agreement.

Policy SP19: Housing mix- the current application has changed the housing mix, removing 2 bedroom homes and increasing 4 bedroom homes. The design and access statement states that the housing mix has been carefully considered to meet needs and aspirations of the community and it was determined that a higher proportion of medium to large size homes would best offer the opportunity for upsizing for growing families. There is no evidence shown for this need. Therefore, Minster Parish Council feel that the provision approved previously in the outline application should be retained.

Minster Parish Council support the provision of a conventional street including footpaths. A shared surface has not worked well in a previous development in Minster.

We trust that these comments will be taken into consideration.

Yours sincerely

pp. K. Lamb

Councillor Susan Taylor

Minster Parish Council Planning Committee Chairman

