

**MINSTER PARISH COUNCIL
PLANNING COMMITTEE**

Minutes of the Meeting of the Committee held at 6 p.m. on Tuesday 14th January 2020

in the Neighbourhood Centre 4a Monkton Road Minster

**Present: Cllrs. Day, Crow-Brown, Mrs. Gimes (Ex-Officio), Dr. Jones, Owen, Quittenden.
Also present: Kyla Lamb (Parish Clerk), Clare Wilsdon (Assistant Parish Clerk)**

240. APOLOGIES

No apologies were received.

241. ELECTION OF CHAIRMAN

RESOLVED: That Councillor Crow-Brown be elected Chairman of the committee for the remainder of the year 2019/20.

Councillor Crow-Brown in the Chair

242. MEMBERS' INTERESTS

Cllr Quittenden declared an interest in a late application ref F/TH/19/1548 – Mount Pleasant Lorry Park, Tothill Street.

243. MINUTES

RESOLVED: That the minutes of the meeting held on 5th November 2019 be approved and signed by the Chairman.

244. PLANNING DECISIONS AND PENDING APPLICATIONS

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

FH/TH/19/1521 – 102 Monkton Road, Minster – Erection of single storey side and rear extension following demolition of existing garage, conservatory and store – GRANTED

FH/TH/19/1549 – 47 Monkton Road, Minster – Part-retrospective allocation for the erection of a single storey side and rear extension. –GRANTED

245. 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 by email and decisions pending

TPO/TH/19/1476 TH/TPO/5(1991) T1 1 No sycamore – 7 Burgess Close Minster – Reduce by 30-40% - NO OBJECTIONS

FH/TH/19/1497 – 4 Cornelis Drive, Minster – Erection of first floor extension to existing detached garage to create ancillary residential accommodation – NO OBJECTIONS

FH/TH/19/1521 – 102 Monkton Road, Minster – Erection of single storey side and rear extension following demolition of existing garage, conservatory and store – NO OBJECTIONS

FH/TH/19/1549 – 47 Monkton Road, Minster – Part-retrospective allocation for the erection of a single storey side and rear extension. – NO OBJECTIONS

TPO/TH/19/1682 – 1 Church Street, Minster – TPO/8(1985) – 1 No silver birch (T1) Crown Reduce by 1.5m – NO OBJECTIONS

FH/TH/19/1684 – 7 Southall Close, Minster – Erection of single storey side extension with alterations to roof, together with erection of a two storey extension with balcony to rear elevations and insertion of windows to ground and first floor elevation – NO OBJECTIONS

F/TH/19/1415 – Land adjacent 6 Sevenscore Farm Cottages, Ebbsfleet Lane, Sevenscore – Erection of a two storey 4- bed detached dwelling together with erection of single storey detached double garage- AMENDED – NO OBJECTIONS

Application(s) for Consideration

R/TH/19/1490 – Manston Court Bungalows, 5 Manston Road, Manston – Application for reserved matters of outline permission OL/TH/17/1763 for the erection of up to 22 dwellings including access for the approval of appearance, landscaping, layout and scale. – NO OBJECTION

F/TH/19/1613 – Site of Former Go Kart Track, Ebbsfleet Lane, Ramsgate – Retrospective application for engineering operations to change in land levels.- OBJECT

The Parish Councils objection to the previous application FH/TH/19/0600 still stands and this was dismissed on appeal by the Secretary of State.

The works being carried out on the site were carried out while the inspector was determining the previous application. One of the main issues raised by the Planning Inspectorate was the biodiversity on the site and the habitat for slow worms and other wildlife when concluding the dismissal of the previous application . No consideration was given to this prior to the commencement of the works and the habitat for this protected species has been removed.

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

Minster Parish Council **OBJECTED** previously on this proposal in our letter dated 20th august 2019 and these comments still stand. We note that Kent highways still have concerns over the construction of the footpath to link with the existing path. Also the bus stop that has been added is not a safe place to stop traffic and there is no provision for a bus stop on the other side of the road.

KCC/TH/0256/2019 – PARKWAY STATION – consider a response to the above planning application for the construction of a new rail station consisting of two platforms connected via an underpass. – **OBJECT – (See appendix A)**

Application(s) considered

246. PLANNING SUMMARY

The Clerk reported the following decisions for applications that had been before the TDC Planning Committee:-

19/0925 – Land adjacent former Primrose Cottage, Wayborough Hill – Erection of a two storey 3-bed dwelling with associated parking following demolition of existing stables – **GRANTED**

19/0737 – Land rear of 42A Tothill Street, Minster – Erection of 1no. single storey 2 bed detached dwelling with associated parking – **REFUSED**

19/0729 – The Mill House, Way Hill – Change of use of existing stables to a single dwelling – **GRANTED**

19/0215 – Land South of Laundry Road, Minster – Erection of a coffee shop with drive through – **GRANTED** This included a **S278 agreement to improve the road layout at Laundry Road/ Tothill junction.**

247. LATE APPLICATIONS

Cllr Quittenden left the meeting room while this application was discussed.

F/TH/19/1548 – Mount Pleasant Lorry Park, Tothill Street, Minster – Erection of single storey building comprising MOT/Tyre Centre, Retail/Café (Use Class A1) and office/warehouse (Use class B1 (a)) together with retention of mobile food truck and associated landscaping.

Minster Parish Council have **NO OBJECTION IN PRINCIPAL** however if the application is recommended for approval should a financial contribution be considered, towards the agreed highways improvements under a s278 with kent highways for the approved development opposite for a costa coffee shop and drive through as this development will add further traffic at the Laundry Road junction.

248. PLANNING APPLICATIONS/PROPOSALS IN NEIGHBOURING VILLAGES

OL/TH/19/0409 – Land Rear of 96-102 Monkton Street, Monkton – Outline application for residential development of up to 49 dwellings including access. –.AMENDED plans added 13/12/2019 – These amendments will have no further impact on Minster however the previous objections still stand.

Committee Chairman

Time Concluded 6.43 P.M.