

MINSTER-ON-SEA PARISH COUNCIL

Minutes of Minster-on-Sea Parish Council's (MPC) Planning and Transportation Committee Meeting dated 2nd February 2023 held at Minster-on-Sea Parish Council [Public Office], Love Lane, Minster ME12 2LP from 7 pm to 8.30 pm.

Present: Councillors: Mr. M. Hawkins, Mr. P. MacDonald, Mr. B. Pointing, Mr J. Stanford (Chair) Mrs. J. Stimson and Mrs D. Wooster (part to 7.20 pm and then from 7.30 pm to end).

Quorum: 4

Officers: Trish Hamilton (Parish Clerk) and Mrs. Donna Swarbrick (Administrative Assistant)

Not present: Cllr. Mr. T. Nundy

Also present 1 resident

Privacy Statement and Recording Notice

Privacy Statement: Minster-on-Sea Parish Council (MPC) is committed to protecting the privacy and security of your personal information. As data controller we ensure that processing is carried out in accordance with the Data Protection Act 2018 and the General Data Protection Regulations. Should you have any concerns or questions about how we look after your personal information or your rights as an individual under the Regulations, please email clerk@minsteronseapc.co.uk

Recording Notice: This meeting was recorded. The whole of the meeting was recorded, except where there were confidential or exempt items. You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this recording will be retained in accordance with the Council's data retention policy. Therefore, by being admitted to the meeting and / or speaking you are consenting to being recorded and to those recordings being publicised where necessary in line with the Councils' ongoing commitment to openness and transparency.

22/PT/80 Emergency Evacuation Procedure

The Chair advised the meeting of the evacuation procedures to follow in the event of an emergency.

22/PT/81 Apologies

Resolved that apologies received be accepted from Councillor Mr. K. Ingleton (undisclosed health reason,) No other apologies were received.

22/PT/82 **Declarations of Interest**

Summary: Councillors should not act or take decisions in order to gain financial or other material benefits for themselves or their spouse, civil partner, or person with whom they are living with as a spouse or civil partner. They must declare and resolve any interests and relationships.

To this end, the Chair asked Members if they have any interests to declare in respect of items on this agenda, under the following headings:

- a) Disclosable Pecuniary Interests (DPI) under the Localism Act 2011. The nature as well as the existence of any such interest must be declared. After declaring a DPI, the Member must leave the meeting and not take part in the discussion or vote. This applies even if there is provision for public speaking.
- b) Disclosable Non-Pecuniary (DNPI) under the Code of Conduct adopted

by the Council. The nature as well as the existence of any such interest must be declared. After declaring a DNPI interest, the Member may stay, speak, and vote on the matter.

- c) Where it is possible that a fair-minded and informed observer, having considered the facts would conclude that there was a real possibility that the Member might be predetermined or biased the Member should declare their predetermination or bias and then leave the room while that item is considered.

Advice to Members: If any Councillor has any doubt about the existence or nature of any DPI or DNPI which they may have in any item on this agenda, they should seek advice from the Clerk as early as possible, and in advance of the meeting.

Resolved with no declarations forthcoming.

22//PT/83

Minutes

Resolved that the Minutes of the Planning and Transportation Committee Meeting held on 5th January 2023 (Minute Nos. 22/PT/70-79) (Pg. Nos 275 to 278) be adopted as read and approved and signed off by the Chair as a correct record. Councillor Wooster abstained from the vote due to not being present at that meeting.

22/PT/84

Matters Arising (For information only) included:-

An update on **Swale Borough Council Planning Officers contact arrangements** : Swale Borough Council Planning Officers are currently managing a high volume of cases which is why it has had to review how to manage their contact. Officers will not be available for members of the public and agents as readily as they are now, they will however, be contactable between 9:30 am to 12:30 pm on a Wednesday morning only. This approach will be trailed for an 8-week period starting on Monday 6th February 2023. This approach may therefore result in making officer contact more difficult for Parish Councils such as yourselves but this is not my intention and as such I have arranged for Stephanie Brown our Planning Liaison Officer to take your calls/ emails in the first instance. She will then be able to liaise with the officer as necessary to get you the information that you require so that you can comment on an application. Her contact details are: - Email: stephaniebrown@swale.gov.uk Phone: 01795 417317. As always if you want your comments to be considered as part of a planning application these will need to be made in writing, further details can be found in our [advice note](#). Also, I would like to flag that you are able to track applications/ progress on sites that you have an interest in using the 'Track' facility our website. In addition to this you will begin to receive a weekly list of applications that we have received so that you are aware of what we have received on a weekly basis.

22/PT/85

Public Representations on Planning Applications included:-

One representation to planning application 22/505981/FULL: (47 Lady Winter Drive, Minster-on-sea, Sheerness, Kent ME12 2GF) which was remarked on in the Council's response.

Resolved with the representation noted.

For any neighbours' comments please refer to the specific application on the Mid Kent Planning Portal.

Clerk's advice: Any representations, publicised on the Mid Kent Planning Services Portal should be regarded as unproven. The Authority has published them in accordance with the requirements outlined in the Town and Country Planning Act 1990. They may not necessarily reflect the position of the planning application being commented upon.

22/PT/86

To consider Planning & Transportation Applications including: -

Support

23/500164/FULL: Garage conversion with roof alterations and changes fenestration. 172 The Broadway, Minster, Sheerness, Kent ME12 2DE. COMMENTS DUE BY 06/02/2023 – **Comment:** Minster-on-Sea Parish Council's support is subject to adequate parking being in place to accommodate a dwelling of that size.

22/505202/FULL: Conversion of 2 no. former agricultural buildings to a single dwellinghouse (further to Prior Approval reference 22/503054/PNQCLA), including erection of a single storey link extension and a single storey rear extension, with associated visual, landscape and ecological enhancements. Double J Farm, Elmley Road, Minster ME12 3SS

Objection

22/505981/FULL: Garage conversion into a habitable space including changes to fenestration and creation of 2 no. parking spaces on drive way. 47 Lady Winter Drive, Minster-on-sea, Sheerness, Kent ME12 2GF. **Objection:** Parking is inadequate. Both the existing and proposed designs do not provide safe access into the property to the emergency services or to the disabled due to one parking space and consequently the vehicle parked within that space, blocking the front door.

The Parish directs you to the neighbour's comments which reads:- *The same however cannot be said in respect of the proposal for additional vehicles and would, we believe, be detrimental in terms of access to our driveway immediately opposite and to vehicular access along the roadway in front of all the properties situated at the bottom of Lady Winter Drive and Cliffhouse Avenue. We note that the Planning Application that was completed states there are currently 3 parking spaces at 47 Lady Winter Drive with a proposal for 1 additional space, making 4 in total. We would dispute this as the owners currently park one vehicle in front of the existing garage and manage to squeeze a second vehicle beside it over the pathway leading to their front door (see attached photo). Whilst this does not impact neighbouring properties, it is clear that this leaves insufficient space to park a further 2 vehicles in front of the existing 2 as shown in the proposal you publish and we believe that 4 vehicles would indeed breach the existing footprint and boundary line shown in the places and inhibit vehicular access to the roadway and associated services between our properties, this compromising access to and from our driveway immediately opposite. This should prove hazardous for any emergency vehicles needing to access any of the properties on this lower stretch of road.*

As previously mentioned, the new proposals do not appear to create any additional parking space within the freehold boundary from what is already there, i.e. one parking [space] that has existed since the property was constructed in 2011/12 as a 4-bedroom detached house with garage and one parking space. Simply put, we can see no way that 4 vehicles would fit into the space available either before or after the proposed alternations without severely impacting

vehicular access for us and other road users.”

To summarise and in concluding, the Parish Council view is that there is simply not enough room for 2 cars on the site let alone 4 . Furthermore, tandem parking is impossible on that site due to the limited amount of space available. Also as alluded to above, the proposal would result in a negative impact on neighbours' amenities.

23/500161/REM: Application for the approval of Reserved Matters for Phase 1A (Appearance, Landscape, Layout and Scale.) Pursuant to conditions 1,12, 26,27,33,34,37,39,40,41,42,43 and 46 of Outline Planning Permission 18/503135/OUT for a development for residential dwellings including landscaping, drainage and earthworks. Land West Of Barton Hill Drive, Minster-on-sea, Kent ME12 3LZ.

Objection: Whilst Minster-on-Sea Parish Council's (MPC's) hands were tied and it had no option but to abide by the Planning Inspector's ruling on the Local Plan regarding the development of the Barton Hill site and bearing in mind that the figure of 700 dwellings was set to secure the Section 106 funding of the A2500 Lower Road improvements despite its strongest opposition at the Local Plan Public Examinations Hearings, it was Minster-on-Sea Parish Council's fervent hope that this Reserved Matters application would accord with the terms and conditions particularly in respect of density, visual impact, location and associated Local Plan Policy.

Unfortunately, this proposal presents as contrary to those requirements. Put bluntly, despite being presented piecemeal i.e. delivered in phases , this the Phase 1 proposal will NOT lead to a sustainable development that meets the needs of the existing and future local population.

The site is located at the Gateway to Minster-on-Sea. As such, it is important that visitors to the area are afforded a vision of spaced and well-designed dwellings as they approach the Barton Hill Roundabout. This proposal fails to do this. Furthermore, the design offered is not representative of an area characterised by its rural setting, bordered by spaced dwellings to a maximum height of two and a half storeys, made up of detached and semi-detached houses and bungalows with very few terraces.

The problem of the over-intensification development of the site remains. Whilst Minster on Sea Parish Council recognises the substantial provision of trees and hedgerows along site boundaries and roads and paths within the site, it considers the amount of open green space to be inadequate for the number of dwellings proposed – currently 100 – all of whose occupants will need adequate exercise and fresh air. The proposed layout of the leisure space provided is fragmented and lacking in detail and coherence. The Play Area, although well-designed in terms of its large range of equipment, precludes a significant contribution to open space. Similarly with the otherwise welcome planting of trees in the north-west corner of the site – it's undoubtedly a valuable feature of this development but in addition to adequate open space, not as a substitute or constraint on it.

The basic problem here, once again, is excessive housing density which is incompatible with reasonable expectations of space for leisure and amenity.

In addition, we would alert you to a perceived danger inherent in the location of the housing block in the south west corner of the site. Future occupants of the houses concerned would need to cross the main entrance road to the site, close to the roundabout, in order to access open spaces and other amenities within

the site - which suggests a fundamental design fault for this development. Furthermore, vehicles emanating from the occupation of the site and servicing its amenities will place an unacceptable burden on an already over-congested local highway network, both on and off the Island.

The main access to the site, will have its own problems, with the sheer volume of traffic generated inevitably increasing congestion in a residential road already inadequate in terms of parking and passing,

The extra traffic generated will not be easily absorbed by the local highway network either. The A2500 Lower Road is critically overloaded already, culminating in queues and tailbacks both at its junction with the Barton Hill Roundabout, and Cowstead Corner Roundabout because the 1.1 km stretch of road between it, is operating well above its design capacity.

The A249 too has far exceeded its design capacity, and is critically congested from the Island to the M2. The situation on this road is deemed so serious that Highways England - the Government's appointed Highway and Traffic Authority - has imposed a Condition on larger planning applications coming forward for housing sites in Swale until scheduled improvements are made under the Roads Investment Strategy and Housing Infrastructure fund to both M2 Junction 5 and the A249 Grovehurst Junction. No such sites given permission shall be fully occupied until the opening to the public of these completed schemes. The reason given is "To ensure (these roads) continue to be an effective part of the national system of routes for through traffic, and to satisfy the reasonable requirements of road safety". Interestingly, Highways England also notes that "We do not accept the argument that such sites are generating traffic that is the equivalent of 'daily fluctuations'. They are not. They, and all other sites, are individually and cumulatively contributing to growth in traffic".

Also included in part of that Advice was that: "Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the cumulative impacts on the road network would be severe."

The Parish Council is disappointed that there is no specific comment on behalf of active travel on this application from either Swale or Kent County Council as this was promised on all major applications. The 'draft travel plan' does little to highlight the lack of basic infrastructure supporting this site and will in the long term be detrimental to existing residents and new people coming to the area. It is also important to point out that the zebra crossing is the wrong facility to installed here as it will not serve the disabled community whereas a pelican crossing would be more appropriate.

The report also omits to mention the lack of public transport in the area in a community that is suffering from continued cuts to services and infrastructure. While active transport does have good seeding in the area with a large cycle path bordering the application site, this in turn borders a heavily overloaded road. The numbers of movements on the A2500 Lower Road suggests that the air quality presents as a risk particularly at congested times where there is no data available in conjunction with this application. Basic amenities like the hospital and supermarkets that should be in walking distance are not due to the heavy road use and dangerous nature of the trunk road where the development is sited. Overloaded roads are leading to more accidents which will lead people away from the principles of active transport as opposed to these principles leading the way.'

Returning to our point in the introductory paragraph about securing Section 106 funding for the A2500 Lower Road improvements, it would be beneficial to point

out that although the Barton Hill Roundabout Scheme was completed under Phase 1 of the Agreement, Phase 2 of the same Agreement– the Lower Road Widening from Cowstead Corner to Barton Hill Drive was not completed IN FULL. Instead, Phase 2 was split into two phases. Phase 1 of Phase 2 consisted of the widening of the approach to the Cowstead Corner Roundabout and the delivery of the shared footway / cycle way alongside the A2500 Lower – both of which were achieved. What was not completed is Phase 2 of Phase 2 the widening of the section of road itself so, the A2500 Lower Road roadway running from Cowstead Corner to the Barton Hill Roundabout - a 1.1 km stretch of highway.

Furthermore, in order to be as open and transparent to our residents and indeed Swale's Elected Members so that they can make an informed decision, it needs to be made clear that while the Improvement Scheme did include a land contribution from the Landowner towards the Barton-Hill Roundabout itself, the overall scheme was funded mainly through South East Local Enterprise Partnership funding which delivered on the junction improvements and via the National Infrastructure Productivity Fund (NPIF) bid overseen by Kent County Council's Major Capital Programme Team. The outstanding work - the widening of the road itself namely the 1.1 km stretch of highway is the responsibility of the Developer to fund as cited under Point 5.3 , page 11 of the Appeal Decision APP/V2255/W19/3238171 where the Developer [the Appellant] indicated that Phase 2 would be carried out should the development take place ". To this end, the Parish Council welcomes the completion of Phase 2 of the Scheme by the Developer which should be made a mandatory condition in the event of permission being granted. For more information, the Parish Council would point interested parties towards the original Section 106 Unilateral Undertaking [UU] and the engrossed S106 UU dated 7th February 2020 which was submitted by the Developer in the Appeal.

Minster on Sea Parish Council would contend that the severity of the impact of the proposal has been demonstrated beyond doubt above primarily in relation to the over-intensive development of the site and the adverse impact on the highway network and urges Swale Borough Council to REJECT this application.

Other

Application for Disabled Parking Bay at 3 Waterloo Terrace, Eastchurch Road, Minster ME12 4HT = Support

Resolved that except where noted no objections were raised on the above stated applications.

22/PT/87

To consider Correspondence / Notices Received (For Information Only)

1. Notifications from Swale Borough Council that the planning applications below will be reported to its Planning Committee to be held in the Council Chamber at Swale House on 9 February 2023 at 7.00 pm.
- **Application No: 21/502256/OUT: Proposal: Outline Application with all matter reserved to determine the principle of residential development of up to 64 No 3- and 4-Bedroom dwellings of 1 storey, 1 and half storey, 2 storey, and 2 and half storey dwellings with all associated parking, infrastructure and landscape amenity spaces. Location: Land North East Of Nelson Avenue Minster-On-Sea Sheerness Kent.**
 - **Application No: 22/500989/FULL: Proposal: Demolition of existing bungalow and outbuilding. Erection of 1 no. detached**

dwellinghouse and 3 no. detached bungalows with alterations to access and car parking: 103 Barton Hill Drive, Minster.

Due to the limited space in the Council Chamber, Swale BC encourages members of the public to follow the proceedings of the planning committee meeting live via a weblink, which will be published on the Council's website. This meeting is broadcast via MS Teams Live Event and if you wish to speak at the Committee meeting, written notice must be given, either to democraticservices@swale.gov.uk or ring 01795 417328 **by no later than noon on the day before the meeting** – i.e. 12:00pm on 8 February 2023. Democratic Services will send a participation link to those registered to speak. **Cllr. Wooster to confirm whether she can attend and speak on both applications.**

2. Notification from Swale Borough Council which reads :- Further to our previous letter we have received notification from the Planning Inspectorate that the date for the Virtual Hearing for the following appeal, has been **amended to 22 and 23 MARCH 2023**, starting at 10.00 am each day.

APP/V2255/W/21/3279125 Proposal: Appeal against Enforcement Notice Non-compliance of condition 2 of planning permission 22/500038/COND granted on 30.09.15, which required cessation of the residential use of the Land as a caravan site and for all caravans, buildings, structures, materials and equipment brought on to the land, or works undertaken to it in connection with that use shall be removed and the land restored to its condition before the residential use took place by 10.08.17. **Location:** Estuary View Caravan Park, Bell Farm Lane, Minster-On-Sea.

Noting any view you have already made will be considered by the Secretary of State when determining the matter, if you wish to attend this virtual Hearing please ring the Planning Technical Team on 01795 417107 or email planningtechnicians@swale.gov.uk no later than noon on **FRIDAY 17 MARCH 2023**; a link to attend the virtual meeting will then be emailed to you the day before the Hearing.

3. Notification from Swale Borough Council which reads: Further to our previous letter we have received notification from the Planning Inspectorate that the date for the virtual Hearing for the above appeal, has been **amended to 22 and 23 MARCH 2023**, starting at 10.00am each day.

Appeal Ref(s): APP/V2255/W/21/3279116 Proposal: Appeal against Enforcement Notice Non-compliance of condition 2 of planning permission 22/500037/COND granted on 30.09.15, which required cessation of the residential use of the Land as a caravan site and for all caravans, buildings, structures, materials and equipment brought on to the land, or works undertaken to it in connection with that use shall be removed and the land restored to its condition before the residential use took place by 10.08.17. **Location:** Golden Leas Holiday Park, Bell Farm Lane, Minster-on- Sea.

Noting any view you have already made will be considered by the Secretary of State when determining the matter, If you wish to attend this virtual Hearing please ring the Planning Technical Team on 01795 417107 or email planningtechnicians@swale.gov.uk no later than noon on **FRIDAY 17 MARCH 2023**; a link to attend the virtual meeting will then be emailed to you the day before the Hearing.

22//PT/88

Public Forum

In response to the resident who raised concerns about road safety around the junction of Minster High Street / Back Lane in Minster: Minster-on-Sea PC enquired about whether installing double yellow lines was feasible. The Clerk advised that Kent County Council prioritise schemes to target areas where there is a history of personal injury crashes , in this instance the request did not meet the criteria due to having no history of having three crashes during the last three years. Swale Borough Council's Chief Engineer agrees with the Clerk's original advice that drivers should adhere to the Highway Code and road conditions, but also sees many areas where people's interpretation of safe parking is questionable . Further information can be found on :-

<https://www.kent.gov.uk/roads-and-travel/what-we-look-after/roads/changing-roads-in-your-area>

Resolved with the representation and outcome of that enquiry noted.

22//PT/89

Date of next Planning and Transportation Committee meeting: Thursday 2nd March 2023 (7 pm)

DRAFT