

## MINSTER-ON-SEA PARISH COUNCIL

Minutes of Minster-on-Sea Parish Council's (MPC) Planning and Transportation Committee Meeting dated 2<sup>nd</sup> March 2023 held at Minster-on-Sea Parish Council [Public Office], Love Lane, Minster ME12 2LP from 7 pm to 9.05 pm.

Present: Councillors: Mr. M. Hawkins, Mr. K. Ingleton, Mr. P. MacDonald, Mr J. Stanford (Chair) Mrs. J. Stimson and Mr. T. Nundy (Acting Chair). Also noted that in line with the Local Government Act 1972, Sch. 12, pars 11 and 27 where in the absence of the Chair due to declaring a pecuniary interest on two separate occasions and leaving the room while those matters were being discussed, with the agreement of those Members present, Cllr. Nundy presided.

Quorum: 4

Officers: Trish Hamilton (Parish Clerk)

Not present: Not applicable.

Also present: 3 residents

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22/PT/90                      Emergency Evacuation Procedure

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

22/PT/91                      Apologies

**Resolved** that apologies received be accepted from Councillor Mr. B. Pointing, (attending a training event and Mrs D. Wooster (undisclosed health reason). No other apologies were received.

22/PT/92                      **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** as follows:-

Cllr. Stanford declared a pecuniary interest in planning application 21/505383/FULL: Demolition of derelict mission hall. Erection of a dwelling. Ebenezer, Lower Road, Brambleton, Minster-as the Applicant. In line with (a) above, he left the room when the matter was being discussed and took no part in the decision-making process. Cllr Stanford followed the same process in declaring a pecuniary interest when the matter of flooding at Elmley Road was discussed under Agenda Item 22/PT/99 as the owner of land in the vicinity.

22/PT/93

Minutes

**Resolved** that the Minutes of the Planning and Transportation Committee Meeting held on 2<sup>nd</sup> February 2023 (Minute Nos. 22/PT/80-89) (Pg. Nos 279 to 286) be adopted as read and approved and signed off by the Chair as a correct record. Councillors Ingleton and Nundy abstained from the vote due to not being present at that meeting.

22/PT/94

Matters Arising (For information only) included:-

Update on Swale Borough Council's (SBC) proposal on car parking and Coach parking in the Minster /Sheerness / Ship on Shore area which has been dealt with under delegated authority due to constraints related to the deadline for responses date. It concerns SBC's intention to consult on an off-street parking order for Ship on Shore car park, Sheerness and its plans to trial coach parking at a new site in Minster.

Reasoning: - The car park is currently a free to use car park but is in poor condition and a draw for dumped vehicles and fly-tipping. Sheppey has no formally advertised coach parking opportunities and therefore it is difficult to attract tourist groups to local venues. The project to trial a coach parking area will help deliver priorities within the Visitor Economy Framework and support local industry.

SBC's recommendations are:-

1. To undertake the Off-Street Parking Places Order process, specifically to formalise parking in the Ship on Shore car park and to start operating as a pay and display car park.



2. Subject to the consultation being positive,
  - That Policy and Resources committee and Council add the Ship on Shore car park into the fees and charges document.
  - To agree that a two-year trial is undertaken for providing paid coach parking in Minster at the location shown in appendix II and the off-street parking places order process is followed.
  - Due to the project's links in supporting economic development and encouraging visitors, to recommend to Policy and Resources committee to allocate funding of £35,000 for the preparation of the site for the coach park from Kent Pool Economic Development Business Rates Reserve.
  - To delegate authority for the Head of Environment and Leisure to complete the relevant paperwork for the off-street parking orders.

MPC's delegated decision as shared: While Minster-on-Sea Parish Council supports the proposal in principle for the Ship on Shore Car Parking arrangements to be formalised to start operating as a pay and display car park, its support is subject to all affected being included in the consultative process, particularly residents.

Its reasoning includes:- The site's appearance is currently detrimental to Minster and Sheerness and it detracts from the surrounding area. It currently resembles a breakers yard and visitors are faced with seemingly abandoned vehicles and the potential for people to take up residence in motor caravans on the site.

Some alterations would be required to allow safe access and emergence from the site so as not to put pedestrians and other road users at risk. The site also needs major resurfacing and strengthening to cope with heavy vehicles.

Regarding residents' car parking arrangements – that question needs to be put to residents to answer as they will be most directly affected and the views expressed taken into consideration in the decision-making process.

The Parish Council supports the principle of coach parking on the area of land between the Surf Club Compound on Marine Parade and The White House Restaurant.. Coach parking would potentially increase footfall to Sheerness as visitors could make use of the promenade into town. It could also increase trade to The White House Restaurant and the Ship on Shore Public House, which would be good for the local economy and possibly led to the employment of extra staff.

22/PT/95

Public Representations on Planning Applications included:-

**Resolved** with no representations forthcoming

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/96

To consider Planning & Transportation Applications including: -

**Support**

23/500503/FULL: Erection of a detached garage with pitched roof. 110 Chequers Road, Minster-on-sea, Sheerness, Kent ME12 3SH

22/505819/FULL: Erection of new three-bedroom chalet bungalow with associated parking. 69 Barton Hill Drive, Minster-on-sea, Sheerness, Kent ME12 3NF **Comment:** Minster-on-Sea Parish Council is pleased that the revisions address any issues of accessing and exiting the site and the risk of any overlooking of neighbours' properties.

21/505383/FULL: Demolition of derelict mission hall. Erection of a dwelling. Ebenezer, Lower Road, Brambleton, Minster.

23/500801/OUT: Section 73 - Application for variation of condition 9 (to remove requirement for land to be safeguarded for provision of a health care facility) pursuant to SW/95/0102 for - Outline application for residential and leisure development and community hospital including housing, village shopping centre and community facilities, primary school, affordable and executive housing, golf course and club house, hotel, health farm including all necessary infrastructure and associated facilities: Land West of Camellia Road Minster-on-sea Kent ME12 3FD. **Comment:** Minster-on-Sea Parish Council supports the application for the variation of condition 9 as outlined i.e. the removal of the requirement for the provision of a health care facility in this location. The Parish Council's support is subject to an appropriate increase in payment being made as part of the Section 106 Unilateral Agreement for the provision of additional health or medical care facilities in the locality. [Also noted that although all Members honoured the democratic process and the resolution was carried by 4 to 2, two Members availed of their right be named as dissenters. Here, Cllrs. Stimson and Nundy voiced concerns about the proposal giving way to housing at the expense of health care provision].

Also considered due to constraints regarding the time limitations in responding was:

23/500887/FULL: Store Conversion into a habitable space including of enlargement of roof height. Removal of existing conservatory and erection of a single storey flat roof rear extension including changes to fenestration: 16 The Broadway, Minster ME12 2RR.

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

22/PT/97

To review Minster-on-Sea Parish Council's Highway Improvement Plan

**Resolved** with the Plan accepted as containing the issues MPC would want to see progress on. Clerk to forward to Kent Highway Services to consider and ask them to respond by the deadline of 31 March 2023 with costings and information on the necessary actions by whom and when? The suggested work is seen as achievable in the advent of a new financial year.

Other : A note of thanks was placed on public record to the Clerk for producing the quality report.



1. Letter from LNT Care Developments introducing its proposal for a new care home for older people at West of Barton Hill Drive, Minster ME12 3LY. A planning application will be submitted to Swale Borough Council following which MPC will comments as part of the consultation process.
2. MPC communications with Invicta Planning related to the Land at Barton Hill Drive Reserved Matters Planning Application where the applicant was advised of that MPC's legally binding decision dated 2<sup>nd</sup> February 2023 was irreversible and IP offered an opportunity to present their case in line with MPC's agenda setting
3. Notification of Appeal Lodged with the Planning Inspectorate: Proposal: Erection of a two-bedroom bungalow and associated landscaping. Location: **6 Orchard Grove Minster-on-Sea Kent**. An appeal has been lodged by the Applicant in relation to the above for the following reason: Swale Borough Council has refused permission for this application.. The Planning Inspectorate/Secretary of State has decided that the appeal will be determined on the basis of Written Representations. Swale Borough Council has been asked to give notice of the appeal to owners and occupiers of properties near the site as well as other interested parties. Any comments and/or representations received in relation to this application have already been forwarded to the Planning Inspectorate and will be considered by the Inspector when deciding the appeal. If you wish to add to modify or withdraw your previous representations then you can do so by contacting the Planning Inspectorate by email to: East2@planninginspectorate.gov.uk or in writing to Temple Quay House,2 The Square,Bristol,BS1 6PN,, quoting reference(s) **APP/V2255/W/22/3307802. Please note you must do this by 15 March 2023.** Note: MPC Previous Comment Submitted 02/09/2022:Customer made comments in support of the Planning Application. Comment: Minster-on-Sea Parish Council's support is subject to adequate and safe access being in place on what appears to be a seriously sloping site which may comprise vehicular access in the absence of cross sections to demonstrate that this is the case.

This included representations in person from two residents who shared their concerns about flooding at Elmley Road [an unadopted road].

Regarding where responsibilities lie, the following was noted from an email sent by the Lower Medway Drainage Board:

" [We] can confirm that the watercourse in question is not an adopted watercourse which is maintained by the Lower Medway Internal Drainage Board. However, it is within our District, so we have been monitoring the flooding which has been occurring since December and have reported to KCC Highways. The road in question is unadopted so there are no council highway responsibilities. That, we are keen to establish the problem, which we suspect is a blockage under a property. If this is the case we can request that the property owner rectifies the situation. To that end, KCC Highways have agreed to work in partnership with us to camera a section of culvert. This is an 'in kind' contribution.

**Resolved :** Although the matter falls outside of the remit of Minster-on-Sea Parish Council as it relates to issues affecting privately owned land, it is concerned about the impact of the flooding on local residents. As such, MPC's

role will be to act as a facilitator only by arranging a site meeting to enable those affected to share their views and give them the opportunity to consider the findings of the camera investigation which should help ascertain where responsibilities lie [ subject to this information being available and its release GDPR compliant].

Follow-up Action: Site meeting to be convened. Invitations to include Landowners of the Flooded Area / Garage Owner, those Residents present and representatives from Kent Highway Services and the Lower Medway Drainage Board. MPC will be represented by Cllrs MacDonald and Nundy (subject to his work commitments not clashing)

22/PT/100

Date of next meeting:- Thursday 6<sup>th</sup> April 2023 (7 pm)

DRAFT