

MINSTER-ON-SEA PARISH COUNCIL

Minutes of Minster-on-Sea Parish Council's (MPC) Planning and Transportation Committee Meeting dated 4th May 2023 held at Minster-on-Sea Parish Council [Public Office], Love Lane, Minster ME12 2LP from 7 pm to 8.25 pm.

Present: Councillors: Mr. T. Nundy, Mr. B. Pointing, Mr J. Stanford (Chair) and Mrs. J. Stimson.

Quorum: 4

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

Not present: Not applicable.

Also present: 2 residents

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22/PT/112 Emergency Evacuation Procedure

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

22/PT/113 Apologies

Resolved that apologies received be accepted from Councillors Mr. M. Hawkins (other charitable commitment), Mr. K. Ingleton (undisclosed health reason), Mr. P. MacDonald (school meeting), and Mrs. D. Wooster (Sheerness Town Council meeting). No other apologies were received.

22/PT/114 **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/115

Minutes

Resolved that the Minutes of the Planning and Transportation Committee Meeting held on 6th April 2023 (Minute Nos. 22/PT/101 – 111) (Pg. Nos 293 to 297) be adopted as read and approved and signed off by the Chair as a correct record. Councillor Mr. T. Nundy abstained from the vote due to not being present at that meeting.

22/PT/116

Matters Arising (For information only) included: -

Minster-on-Sea Parish Council asked for a note of thanks to be placed on public record in recognition of Cllr. John Stanford's contribution of sixteen years of continuous, dedicated and beyond diligent service particularly on matters related to planning and transportation where his knowledge and expertise is unparalleled. John steps down tonight and will be sorely missed. On behalf of the Community, we serve and the Minster-on-Sea Parish Council Team, we thank you John and wish you every happiness in your well-earned retirement.

22/PT/117

Public Representations on Planning Applications

Resolved with no representations made.

For any additional 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/118

To consider Planning & Transportation Applications including: -

Support

23/501452/FULL: Section 73 - Application for minor material amendment to approved plans condition 1 (amendments to plot 1, including change of roof design to match integral garage, enlargement of utility room and removal of window, and removal of footpath to side) pursuant to 20/505833/FULL for - Section 73 - Application for Minor Material Amendment to approved plans condition 2 (amendments to plot 1, including raising ridge height, removal of hip

end and erection of 4 no. dormer windows to garage roof, changes to garage door and additional window in rear elevation of garage, and site layout plan, replacing parking barns with open parking spaces) and Variation of condition 21 (to remove reference to parking barn) pursuant to 17/506294/FULL for - demolition of existing agricultural buildings and erection of 8 no. three and four bedroom detached and semi-detached dwellings with associated garages, parking, landscaping and improvement of existing vehicular access. Scocles Farm, Scocles Road, Minster ME12 3RU **Comment:** Minster-on-Sea Parish Council's support is subject to a condition being made mandatory in the event of any grant of permission, that the footpath remains. Any proposal not offering a continuous footpath to serve this site will be inadequate and not lend itself to the Parish Council's support.

23/501769/FULL: Section 73 - Application for Minor Material Amendment to approved plans condition 2 (plans) and for Variation of condition 28 (No dwelling shall be occupied prior to the completion of off-site footway has been carried out) (to relocate the position of a footway along Scocles Road. To grant permission for the new footway to be constructed in a different location) pursuant to application 19/504831/FULL for Redevelopment of the site for the erection of 11 dwellings, to include the demolition of the existing agricultural buildings (except the Threshing Barn), and dismantling, relocation, rebuilding and conversion of the Threshing Barn to residential use, with associated parking barns, parking, repairs to boundary wall with Scocles Court Manor, landscaping, access road and alterations to existing vehicular access: Scocles Farm, Scocles Road, Minster ME12 3RU. **Comment:** Minster-on-Sea Parish Council is fully satisfied with the current position of the footway and does not feel relocation is appropriate. The Parish Council's support of the proposal is subject to a condition being made mandatory in the event of any grant of permission that the footway is put in place prior to or to coincide with the commencement of the development of the site.

23/501308/FULL: Garage conversion into habitable room for accessible needs. 30 Charlock Drive, Minster-on-sea, Sheerness, Kent ME12 3TD **Comment:** Minster-on-Sea Parish Council is impressed by the design. The changes fit well into the house.

23/501872/FULL: Erection of a detached double garage with loft space and insertion of 2 no. dormer windows to front: 8 Glenwood Drive, Minster ME12 2JR. **Comment:** Minster-on-Sea Parish Council's support is subject to adequate vehicular access being provided from Glenwood Drive only.

23/501797/FULL: Demolition of existing garage. Erection of a single storey side extension, front bay window, changes to fenestration, driveway alterations and associated landscaping works: 23 Lynmouth Drive, Minster ME12 2HS. **Comment:** Minster-on-Sea Parish Council views this as a very well-planned and attractive extension to fill a visually appropriate space on a large plot. As such, the proposal presents as a pleasant addition which compliments the street scene.

23/501247/FULL: Demolition of existing kennels and erection of a single storey detached annexe for use ancillary to the main dwelling: 2 Airey Houses, Scocles Road, Minster ME12 3RU.

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

22/PT119

To consider Correspondence / Notices Received (For Information Only) as noted.

22/PT/120

Public Forum

A resident's concerns about the processes behind planning application 21/503124/OUT for proposed residential development for up to 44 no. dwellings houses on land to the north of Elm Lane were noted. Minster-on-Sea Parish Council's position is well-documented in objecting, and no further action can be taken regarding its legally binding decision. The matter is in the hands of the Planning Inspector to determine where a decision is pending on the appeal.

Resolved with the information noted.

22/PT/121 Date of next meeting: - Thursday 1st June 2023 (7 pm)

DRAFT