

MINSTER-ON-SEA PARISH COUNCIL

Minutes of Minster-on-Sea Parish Council's (MPC) Planning and Transportation Committee Meeting dated 5th October 2023 held at Minster-on-Sea Parish Council [Public Office], Love Lane, Minster ME12 2LP from 7.00 pm to 9.30 pm.

Present: Councillors: Mr. M Hawkins (Chair), Mr. P MacDonald, Mr T Nundy (Vice Chair), Mrs. J Stimson

Officers: Mrs Donna Swarbrick (Administration Assistant)

Not present: Not applicable.

Also present: 2 residents

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23/PT/48	Emergency Evacuation Procedure The Chair advised the meeting of the evacuation procedures to follow in the event of an emergency.
23/PT/49	Apologies Resolved with apologies noted from Cllr B Pointing (prior commitment) and Cllr D Wooster (prior commitment) No other apologies were received.
23/PT/50	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.

	Resolved with no declarations forthcoming.
23/PT/51	<p>Minutes</p> <p>Resolved that the Minutes of the Planning and Transportation Committee Meeting held on 3rd August 2023 and 7th September 2023 (Minute Nos. 23/PT/24 – 23/PT/47) be adopted as read and approved and signed off by the Chair as a correct record.</p>
23/PT/52	<p>Matters Arising (For information only) included: -</p> <p>Resolved – with no matters arising.</p>
23/PT/53	<p>Public Representations on Planning Applications</p> <p>One representation to planning application 23/503999/TNOT56. Telecommunications At Worcester Close Minster-on-sea, Kent, ME12 3NP</p> <p>Resolved with the representation noted.</p> <p>For any additional neighbours' comments please refer to the specific application on the Mid Kent Planning Portal.</p>
23/PT/54	<p>To consider Planning & Transportation Applications including: -</p> <ol style="list-style-type: none"> 23/503956/FULL: Erection of a front open porch and first floor balcony with metal balustrade detailing. Changes to doors and windows to rear elevation. 310 Minster Road, Minster-on-sea, Sheerness, Kent ME12 3NR <p>Support</p> <ol style="list-style-type: none"> 23/503546/FULL: Removal of existing timber sheds and stables and replace with the erection of a new timber stable block to provide 2no. stables and a store/tack room (Retrospective). Helens Stables, Halfway Road, Minster-on-sea, Kent ME12 3AA <p>Support: Minster-on-Sea Parish Council agree with the many neighbour comments submitted that that this is an improvement to the site and more visibly attractive.</p> <ol style="list-style-type: none"> 23/502301/FULL: Demolition of existing dwelling and double garage. Erection of 2no. detached dwellings with garages and parking spaces. 172 Scarborough Drive, Minster-on-sea, Sheerness, Kent ME12 2LR <p>Objection: Minster-on-Sea Parish Council have reviewed the amendments and do not feel that their previous objection comments have been satisfactory addressed. Therefore, the previous submitted comment (below) should therefore be maintained in full. SUBMITTED 10/07/2023 "Stance: Customer objects to the Planning Application Comment Reasons: Comment: Minster-on-Sea Parish Council's reasons for objection are due to the height and mass bulk of the development causing a detrimental visual impact to the area, also due to the over intensive development of the site unless ownership is proved of the whole site. The existing management of the site would also seem to be very poor."</p> <ol style="list-style-type: none"> 23/503515/FULL: Outbuilding to comprise office area, gym and shed. 17 Bellevue Road, Minster-on-sea, Sheerness, Kent ME12 2RH <p>Support</p> <ol style="list-style-type: none"> 23/504147/FULL: Demolition of existing cold store and erection of a single storey side extension to provide additional retail and storage space (resubmission of application

17/505203/FULL). Brambledown Farm Shop, Lower Road, Eastchurch, Kent, ME12 3SU –

Support: Minster-on-Sea Parish Council fully supports this proposal and considers it to be an improvement to a valuable, local business. It would like to suggest that the prominent wall on the North side, facing the open countryside, would be a valuable place to put bird/bat/owl boxes to support local wildlife.

6. 23/503999/TNOT56: Prior Notification for Electronic Communications for the proposed 15.0m Phase 9 slimline Monopole and associated ancillary works. For its prior approval to: siting and appearance. Telecommunications At Worcester Close Minster-on-sea, Kent, ME12 3NP

Objection: The equipment would be located on the verge of a pedestrian footpath, next to an area of open green space and a library car park. Members are concerned that it could affect and narrow the pedestrian available space in what is a highly used pedestrian area, that is regularly used, and it notes this area as one with a high volume of pedestrian movements.

The height and scale of the proposed mast is 15m which would be dominating within the view of the open space and car park and would appear prominent within the surroundings.

The National Planning Policy quotes “equipment should be sympathetically designed and camouflaged where appropriate”. Minster-on-Sea Parish Council does not feel that any effort has been made to camouflage and believe that the proposed site and appearance would be dominant in this location.

The Council would like to point out that if this goes ahead that there is no detrimental impact on residents or visitors to the area, where there are concerns about the impact on health and the little known impact of any resultant electromagnetic waves/radiation on the population.

7. 23/504429/TPOA: Tree Preservation Order Application : T1 - Sycamore. Fell and remove tree. The tree exhibits poor growth due to overcrowding, growing in close proximity with the neighbouring trees which have now been removed due to causing subsidence next door. T2 - Sycamore. Fell and remove tree. The second tree is causing significant issues to the outbuilding and has cracked the roof structure. The client is also concerned about subsidence issues having witnessed first hand the effect these trees can have on the house next door. Therefore the client wishes to mitigate this possibility and ensure the safety of their property and surrounding structures. Both trees are to be replaced by native species within one year. 3 Cardinal Close, Minster-on-Sea, Kent ME12 2TT

Support

Other

23/504290/OUT: Outline application (with all matters reserved except for access) for the erection of 6,000sqm of Class B2, B8 and Class E(g) floor area, including sustainable drainage systems, landscaping and other associated works. Land Adjacent To Sheppey Way, Sheerness, Kent

STRONGEST POSSIBLE OBJECTION

Although this is being dealt with by the Local Planning Authority as a delegated decision, the Council feels it would be imprudent not to comment on the proposal which although falls outside of the parish boundary and Local Plan its location would have an impact on the residents of Minster.

Members see this as a prominent gateway site to the Isle of Sheppey and believes that the development will have a detrimental effect to the vista that stages the countryside views, which could also have an adverse effect on tourism. This development could bring further industrial developments sites closer to the boundary of the marshlands and Sites of Special Scientific Interest (SSI) areas, that should be protected.

Given the proximity of the development site to nearby housing (Queenborough/Rushenden/Thistle Hill and Barton Hill Drive, it is likely that people will walk/cycle to the location and will need to do so in a safe environment. The Parish Council would insist that mandatory requirements be made if permission is to go ahead, that provide safe pedestrian links to the site.

	The Parish Council also has concerns regarding the increased vehicle movements due to the traffic generated from the site which will place an unacceptable burden on the already over-congested local road network, especially the A2500 Lower Road, a major route already struggling to function with a well grossly over capacity traffic overload.
23/PT/55	<p>KCC Highway Improvement Plan (HIP)</p> <p>Some areas of concerns that have been raised by residents were discussed by Members who will consider the problems and proposals to fix them through the HIP.</p> <ul style="list-style-type: none"> • Lighting at Mill Hill • To review speed limits • Review footpaths • Speed of traffic at Barton Hill Drive <p>To be deferred to next meeting.</p>
23/PT/56	<p>To consider Correspondence / Notices Received (For Information Only) as noted.</p> <p>An email was shared from a developer of a local site who wish to discuss their application with Councillors. A response will bn made to invite them to the next Planning and Transportation meeting.</p>
23/PT/57	<p>Public Forum</p> <p>A resident brought up the speed check scheme and asked if Kent Police could be contacted to check the status of the scheme.</p> <p>Resolved with the representations noted.</p>
23/PT/58	Date of next Planning and Transportation Committee Meeting: 2 nd November 2023 (7 pm)

Reports and Minutes are available for inspection on the Parish Council's website or by request

Signed: _____ Date: _____

Print Name: _____

Chair