

MINSTER-ON-SEA PARISH COUNCIL

Minutes of Minster-on-Sea Parish Council's (MPC) Planning and Transportation Committee Meeting dated Thursday 2nd November 2023 held at Minster-on-Sea Parish Council [Public Office], Love Lane, Minster ME12 2LP from 7.00 pm to 9.20 pm.

Present: Councillors: Mr P MacDonald, Mr B Pointing, Mrs J Stimson, Mr T Nundy (Vice Chair acting as Chair), Mrs D Wooster

Also noted that in line with the Local Government Act 1972, Sch. 12, paras 11 and 27, in the absence of the Chair, the Vice-Chair presided.

Officers: Mrs Donna Swarbrick (Administration Assistant)

Also present: 1 resident, Kate Holland from Invicta Planning, Margaret Farr, Jillian Taylor, David Taylor from Marshland Lettings Ltd and KCC Cllr M Whiting

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23/PT/59	Emergency Evacuation Procedure The Chair advised the meeting of the evacuation procedures to follow in the event of an emergency.
23/PT/60	Apologies Resolved with apologies noted from Chair Cllr M Hawkins (prior commitment) and Richard Du Prez (Jackson Civils) and Richard Shelton (KCC) due to inclement weather. No other apologies were received.
23/PT/61	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

	<p>then leave the room while that item is considered.</p> <p>Resolved as follows:- Disclosable Non-Pecuniary (DNPI) Cllr D Wooster – 23/PT/64, 3. 23/500161/REM & 4. 23/501017/FULL – As Lower Medway Internal Drainage Board have commented as a consultee and Cllr D Wooster is a member of that board.</p>
23/PT/62	<p>Minutes</p> <p>Resolved that the Minutes of the Planning and Transportation Committee Meeting held on 5th October 2023 (Min Ref 23/PT/48-58) be adopted as read and approved and signed off by the Chair as a correct record.</p>
23/PT/63	<p>Matters Arising (For information only) included: -</p> <p>Resolved – with no matters arising.</p>
23/PT/64	<p>Public Representations on Planning Applications</p> <p>23/500161/REM: Kate Holland, Planning Director at Invicta Planning attended and was available to answer any questions from Members.</p>
23/PT/65	<p>To consider Planning & Transportation Applications including: -</p> <p>1. 23/504391/FULL: Demolition of rear conservatory and erection of single storey pitched roof rear extension. Mariners, Imperial Avenue, Minster-on-sea, Sheerness, Kent ME12 2HG</p> <p>Support</p> <p>2. 23/504338/FULL: Erection of single storey front extension with pitched roof. 178 Wards Hill Road, Minster-on-sea, Sheerness, Kent ME12 2JZ</p> <p>Support</p> <p>3. 23/500161/REM: Proposal: 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</p> <p>Support</p> <p>Minster-on-Sea Parish Council's support comes along with the recommendations that were mentioned in our previous comment submitted on the 12th September 2023. Which were:</p> <ul style="list-style-type: none"> - The development adopts a 20mph maximum speed zone across the whole site. - That pedestrian signage be added so that anyone entering or exiting the site on foot is directed to safe crossing points. - The developer moves the red boundary at the roundabout slightly to the west, leaving room for any future potential road improvements. - That the zebra pedestrian crossing at Barton Hill Drive be changed to a traffic controlled pedestrian crossing such as a pelican crossing.” <p>Minster-on-Sea Parish would also like to add that it has concerns regarding tandem parking and that the Parish Council would support a partnership between the developers and KCC regarding active transport.</p>

4. 23/501017/FULL: Erection of a three storey 66no. bed care home for older people (Use Class C2) with associated access, parking and landscaping and ancillary facilities. Land West Of Barton Hill Drive, Minster-on-sea, Kent ME12 3LZ

Objection

Minster-on-Sea Parish Council's previous comment submitted on the 27th March 2023 and the STRONGEST POSSIBLE OBJECTION still stands. That is restated here:

"STRONGEST POSSIBLE OBJECTION: Minster-on-Sea Parish Council objects to the proposal in the strongest possible terms. Although it supports the underlying principle to provide a care home per se, the weaknesses contained within the proposal means it presents as fundamentally flawed.

The Parish Council's reasoning is as follows:-

The proposal presents as over-intensive development of the site.

The care home is situated in the worst possible location. We all know that traffic congestion is affecting Minster-on-Sea and the Isle of Sheppey as a whole, and with new developments being approved time and time again, against vociferous local opposition, this application is situated right next to the biggest approval so far, planning application 18/503135/OUT for the development of up to 700 dwellings on the land west of Barton Hill Drive, Minster-on-sea, Kent ME12 3LZ houses, which brings with it a huge increase in traffic.

Parking provision is also inadequate. Moreover, the description of the proposal as having "low vehicle movement" is wrong because by its very nature, the care home facility will result in a 24-hour constant stream of traffic movements entering and exiting the site. This will include vehicles used by the emergency services [ambulances, health workers etc] and maintenance and delivery services [food, cleansing etc].

The design, sheer scale and structure of the three-storey building is not in keeping with the street scene. It will also have a detrimental impact on visual amenity.

Furthermore, what presents as a very substantial building is positioned between two oversubscribed roads - Barton Hill Drive leading to Minster, Halfway and Sheerness which is seriously congested and the A2500 Lower Road to Minster, Eastchurch and Leysdown which suffers from the same fate. To make matters worse, the proposal is also located next to a multi-direction roundabout which serves Barton's Hill and the A2500 Lower Road to existing conurbations in Minster, Eastchurch and Leysdown as well as to the newer and future planned housing developments that have been granted planning permission, the holiday parks and the three prisons. As such, the proposal presents as a focus point for noise and polluted air which will only worsen with time. Put bluntly, expecting a development to function and indeed met the needs of some of our most vulnerable during a period in their lives when they need comfort not to mention fresh [uncontaminated] air is unacceptable due to this detrimental environmental impact being located on its doorstep.

Consequently, the resultant tailbacks and noise and traffic pollution created by the care home's location will be detrimental to the quality of life and health and wellbeing the future occupants might reasonably be expected to enjoy. In addition, the safeguarding of and protection of vulnerable people in a location so close to the marshes and busy roads does not appear to have been taken into consideration.

Put simply, the picture painted within the documentation of an environment that is pleasing with benches outside etc is contrary to the reality that those residents will experience. Every particle of air they breathe in will come from an atmosphere contaminated with traffic pollution. Furthermore, the higher levels of noise caused by the location being so close to two extremely busy traffic routes will require windows to be closed to meet BS8233 internal level specifications. The internal building will need greater ventilation than the minimum standard in the Building Regulations to counter the effect of the closed windows in key rooms such as living rooms and bedrooms. The mitigation measures just do NOT take into account what is happening outside. With windows unable to be opened and a ventilation system loaded with

Particulate Matter - PM2.5's, this will be very dangerous to these vulnerable residents' health and well-being due to the air-conditioning system regurgitating polluted air. Furthermore, it is worth pointing out that although the impact is apparent, due to there being no data on the air quality in relative proximity to the site to compare this to, it creates a loophole for developers to benefit from.

The noise assessment to assess the impact of the existing noise environment on the proposed new care home which referenced an existing noise assessment previously carried out for the wider site is also flawed. This is because it fails to take into account the suitability of the overall site (including the location of the proposed new care home) for residential use in terms of noise.

The proposed care home use is NOT subject to the same noise sensitivities as other residential uses and it is wrong to suggest this and therefore cannot be covered by the scope of the previous assessment. The 2018 assessment was primarily based on a "future" scenario including a new road layout and roundabout but fails to take into account the increased flow in traffic created by the roundabout and the traffic generated by those 700 houses yet to be built on the Barton Hill site. As such, both the current and previous noise assessments fails to address the noise environment at the site. It also fails to address the suitability of site for the proposed new care home where a new noise assessment is necessary.

The Sustainability Statement does not reflect the actual situation either. While it paints a picture of a pleasant setting, it fails to mention the traffic fumes and noise element. Furthermore, the trees depicted will take years to develop so landscaping will be an issue from the start. The proposals contained within will NOT enhance the site or surrounding areas sustainability most notably the quality of life and sustainability of the future occupants who will be living in a situation of inappropriate confinement.

For all these reasons and more, Minster-on-Sea Parish Council urges Swale Borough Council's Elected members to reject the application."

The Parish Council would like to repeat that it supports the underlying principle to provide a care home but in an appropriate location. The amendments that have been made to the form and elevation treatment of the proposed care home, does not address the comments in our previous comment and they still stand.

5. 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 4no. 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-On-Sea, Kent ME12 3RU

Objection

Minster-on-Sea Parish Council have previously commented on this application on the 9th May 2023 copied below.

"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."

	<p>Minster-on-Sea Parish Council had original concerns for public health and safety and these still remain, a footpath should be provided at both sides of the entrance as well as continuous footpath into the development.</p> <p>6. 23/504722/FULL: Section 73 - Application for removal of condition 13 (Boundary wall) pursuant to 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-on-sea Kent ME12 3RU</p> <p>Neutral</p> <p>Minster-on-Sea Parish Council supports the retaining of heritage elements and insists the wall is maintained to protect it. It suggests a s106 agreement to supply additional funding that should be spent on this particular aspect.</p>
<p>23/PT/66</p>	<p>Presentation from Marshlands Lettings Ltd regarding a pre planning application.</p> <p>The representatives from Marshlands Lettings Ltd presented the proposed expansion development of Marshlands Industrial Estate. Their aim is to create a local employment hub for existing and startup businesses, creating more employment opportunities.</p> <p>Resolved with information noted.</p>
<p>23/PT/67</p>	<p>Discussion with Jackson Civil Engineering regarding A249, Grovehurst Road.</p> <p>Unfortunately, the representatives from Jackson Civils and KCC sent apologies due to inclement weather. KCC Cllr M Whiting attended and was able to provide an update that an alternative plan has been put forward to National Highways. He hoped the plan would be passed by National Highways if the plan passed their stringent checks.</p> <p>Resolved with information noted.</p>
<p>23/PT/68</p>	<p>To receive any updates available regarding Highway Improvement Plan.</p> <p>Resolved no updates were currently available.</p>
<p>23/PT/69</p>	<p>To consider Correspondence / Notices Received (For Information Only) as noted.</p> <p>Letters from Swale Borough Council (SBC) have been shared with Members regarding two Minster planning applications that are being reported to SBC'S planning Committee meeting to be held at Swale House on 9th November 2023 at 7.00 pm. These applications are:</p> <ul style="list-style-type: none"> • Application No: 23/501017/FULL Proposal: Erection of a three storey 66no. bed care home for older people (Use Class C2) with associated access, parking and landscaping and ancillary facilities. Location: Land West Of Barton Hill Drive Minster-on-sea Kent ME12 3LZ • Application No: 23/502301/FULL Proposal: Demolition of existing dwelling and double garage. Erection of 2no. detached dwellings with garages and parking spaces. Location: 172 Scarborough Drive Private Street Minster-on-sea Sheerness <p>Due to the limited space in the Council Chamber, they encourage members of the public to follow the proceedings of the planning committee meeting live via a weblink, which will be published on the SBC website.</p> <p>This meeting is broadcast via MS Teams Live Event and if you wish to speak at the</p>

	<p>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 8th November 2023.</p> <p>An email was shared from a member of public regarding multiple road closures on the Isle of Sheppey on the 6th November 2023. They were advised to also notify KCC of their concerns.</p> <p>Resolved that Vice-Chair Cllr T Nundy will liaise with Chair Cllr M Hawkins regarding attendance to the meeting and the correspondence was noted.</p>
23/PT/70	<p>Public Forum</p> <p>Resolved with no representations noted.</p>
23/PT/71	Date of next Planning and Transportation Committee Meeting: 7 th December 2023

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

Signed: _____ Date: _____

Print Name: _____

Chair