

**MINSTER PARISH COUNCIL  
PLANNING COMMITTEE**

**Minutes of the Meeting of the Committee held at 6 p.m. on Tuesday 4<sup>th</sup> September 2018**

**in the Neighbourhood Centre 4a Monkton Road Minster**

**Present: Cllrs. Mrs. Taylor (Chairman), Day, Mrs. Gimes (Ex-Officio), Dr. Jones, Owen, Quittenden, Goodman, Ms Vaughan.**

**Also present: Kyla Lamb (Parish Clerk), Clare Wilsdon (Assistant Parish Clerk)**

There were no apologies received, all Committee members were present.

**90. MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 26<sup>th</sup> July 2018 be approved and signed by the Chairman.

**91. MEMBERS' INTERESTS**

No declarations of interest, or deregistration, were made.

**92. PLANNING DECISIONS**

Committee noted that the following decisions had been made by Thanet District Council:-

**TH/18/0758 – Land Adjacent to Pouces, Manston Road, Minster** – Outline application for the erection of 5 No. dwellings with all matters reserved. - **REFUSED**

**TH/18/0770 – 43 High Street, Minster** – Erection of single storey rear extension, together with erection of rear dormer window, extension and alterations to roof from hip to gable and installation of rooflight to front elevation to facilitate loft conversion. - **GRANTED**

**TH/18/0789 – 26 Greenhill Gardens, Minster** – Erection of 1 No. detached two storey, two bedroom dwelling with associated external works following demolition of existing single storey garage. - **REFUSED**

**93. PLANNING APPLICATIONS**

Committee considered those planning applications received since the last meeting and in accordance with the decision taken by Council at its meeting on 7 August 2007 (Minute No. 78) agreed to submit observations to Thanet District Council thereon:

## **Applications already commented on and decisions pending**

**TH/18/0928 – CO-OP Minster, Tothill Street, Minster – Replacement of existing refridgeration plant – NO OBJECTION**

**TH/18/1016 and 1017 – Little Durlock, Durlock, Minster – Erection of single storey rear extension. – NO OBJECTION**

**TH/18/1023 – 11A Norton Drive, Minster – Erection of single storey side extension following demolition of existing garage. – NO OBJECTION**

**TH/18/1070 – 51 High Street, Minster – Retrospective application for installation of 4 No. air conditioning units to side elevation. – NO OBJECTION**

### **Application(s) considered**

**TH/18/1098- 135 Monkton Road, Minster – Erection of 4 No. detached dwellings with associated parking, access and landscaping. –**

**RESOLVED the meeting was closed to allow members of the public to speak on this application.** Residents main concerns are the access to the site from Monkton Road as it is very busy already and the sight lines are very poor.

**The meeting reopened at 6.15pm**

Councillors agreed with the comments from the public.

**The meeting reopened at 6.28pm**

**Minster Parish Council OBJECT to this application on the grounds of Highway Safety. The access to the site is very poor. Sight lines exiting from the site are poor. This is a very busy road. There have been a number of cars hit adjacent to the site entrance. They also felt there may be issues with waste and recycling vehicles being able to access the site and there is nowhere to provide bin storage near the road.**

**The Clerk AGREED to contact James Wraight Kent Highways Officer for his views regarding highways on TH/18/1163 & TH/18/1098 applications.**

**TH/18/1163 – Land adjacent to 118A Monkton Road, Minster – Outline application for the erection of 5 No. detached dwellings with associated parking including access and landscaping.**

**Minster Parish Council OBJECT to this application. The site is prime arable land and development of it would be contrary to saved Policy CC1 development in the countryside. Development of the site would also be contrary to policy CC6 Village Separation Corridors (1) Minster and Monkton. 10.57 refers there are some settlements that, due to their mutual proximity, are potentially vulnerable to coalescence through the development along the road frontages that link them for example, Minster and Monkton.**

**The Parish Council feel there are highway safety issues as exiting onto Monkton Road will add more traffic on a busy road the sight lines are poor and the road is prone to severe flooding during heavy rain.**

**TH/18/1185 – Land East of Columbus Ave, Minster –** Erection of 18 No. general industrial units, associated parking and access road. – **Minster Parish Council SUPPORT this application as it is an area of existing business development and will provide more employment opportunities.**

**TH/18/1190 – Garden Cottage, Durlock, Minster –** 1 No. Willow – Fell

**– NO OBJECTION AS LONG AS THE TREE IS INSPECTED BY A TDC TREE OFFICER AND THEY CONFIRM IT IS DISEASED.**

**TH/18/0544 – Hoo Corner Farm, Monkton Road, Minster –** Erection of 2 No. two storey 3 bed semi-detached dwellings – **AMENDED PLANS** – the Chairman reported that the size of the houses has been reduced and the houses have been turned sideways on the plot – Members **OBJECT on the same grounds as the previous drawings:-**

The proposal is overbearing and is close to existing properties which will be overlooked. The Draft Local Plan Policy QD02 Living Conditions- refers to : all new development should be compatible with neighbouring buildings and spaces and not lead to the unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure. Full consideration has not been given to the close proximity of neighbouring properties.

Councillors further felt the amendments would cause more overlooking to existing properties and also refer to NPPF 6.29 that the scale and proportion of existing development should be respected. This application is not sympathetic to existing buildings and D1 – design principles – the proposed plans are not compatible with neighbouring buildings and spaces and leads to an unacceptable loss of amenity through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.

#### **94. LATE APPLICATIONS**

There were no late applications received.

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**Committee Chairman**

**Time Concluded 6.40 pm**