



Manston Parish Council
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The Planning officer
Thanet District Council
Margate

13th November 2024

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

PROPOSAL: Change of use of land to form an extension of existing caravan park to accommodate 110 caravans and associated parking, bin stores, hardscaping and landscaping
LOCATION: Preston Caravan Site, Preston Road, Ramsgate, Kent

Planning Application: Ref: F/TH/24/1185

With reference to the above planning application Manston Parish Council and its parishioners strongly object to this development. The rationale for our objections is itemised below.

- The extension represents as 54% increase in the size of the existing business which represents excessive development of the site.
- This overdevelopment will have a significant impact on local amenities, the local infrastructure, water, sewerage, healthcare facilities and public services.
- As at present, some of the additional units are likely to be used for purposes other than housing holiday makers; i.e. contractors / full time residential use which does not comply with current planning regulations for a holiday park.
- There are concerns around additional traffic on the small country lanes (Preston Road and Spratling lane) both of which are single carriageway, and this will create a traffic hazard.

Parish Clerk Mrs Elizabeth J. Carr
Chairman G.R. Wilson, Councillors I. Amato,
S. Bambridge, P. Bell, J. Dearing, R. Mathews, H Robinson

- The traffic problems will be exacerbated along Preston Road when the Westwood 1 and Westwood 2 developments commence with Preston Road becoming even more of a rat run.
- We understand that the proposed development is likely to take fifteen years to complete thus causing disruption for a very long time.
- With very limited parking on site, users and visitors are likely to park on the adjacent minor roads and lanes causing both a traffic and pedestrian hazard, particularly at the junction of Spratling Street and Preston Road where there is no pavement.
- The associated parking areas, hardscaping and landscaping would adversely affect water runoff and potentially contaminate the natural water course.
- There are concerns around the management of waste disposal and general litter resulting from the increased holiday makers and visitors, creating a negative impact on the local environment.
- There will be an increased number of commercial vehicles servicing the site; these vehicles are likely to park on, or turn in, the narrow lanes creating an increased hazard for pedestrians and motorists alike.
- Whilst the entrance to the caravan park is wide, as there is unrestricted parking on Preston Road, site lines are compromised making it more dangerous for cars leaving the site.
- Currently there are often twelve or more large vans ILLEGALLY parked on the narrow Preston Road in a de-restricted zone where the speed limit is 60 MPH. The Police take no action. There is insufficient space available on site and/or the vans are not permitted on the site by the owners. If the application is approved, this important matter must be addressed as being of the utmost importance.
- The land in question is not part of the local plan and therefore this is excessive development.
- There are concerns around the use of prime agricultural land for a commercial business not related to food security.

- There would little or no added or economic value for the village and people of Manston.
- With the possibility of Guildcrest Homes putting in an application for 145 dwellings on Preston Road this would only add to the issues outlined above and cause considerable disruption to residents of Preston Road and Spratling Street for several years with a huge increase in development traffic caused by both sites.

As mentioned at the Planning Committee Meeting to discuss the first application which was refused, our view is that: -

- a) the site has been run successfully providing a good income for its owners and there is no justifiable need to expand.
- b) the owners underestimated the overwhelming view of the people who live in the village that the application should be refused.
- c) there is a high probability that if planning consent is granted the owners will buy the adjacent land and then sell up to generate a massive profit and look to do the same elsewhere.

We understand that the application has been called in and we trust that you will support us in recommending to the Planning Committee that they should reject it yet again.

Yours faithfully



Guy R Wilson FCCA
(Chair of Manston Parish Council)