

**MINSTER PARISH COUNCIL
PLANNING, HIGHWAYS AND TRANSPORTATION COMMITTEE**

Minutes of the Meeting of the Committee held at 7 p.m. on Monday 26th February 2024

At the John Spanton Sports Pavilion, St Mildreds Road, Minster

Present: Cllrs. Fleming, Bates, Jones, Ingleton, Quittenden (Ex Officio)

Also present: Kyla Lamb (Parish Clerk), Cllr Crow-Brown (KCC)

316. APOLOGIES

None

317. MEMBERS' INTERESTS

Cllrs Bates and Fleming declared an interest in Agenda item 9. Planning application OL/TH/23/1404 – Land on The North Side of Foxborough Lane, Ramsgate, Kent.
Cllr Fleming Item 15 application FH/TH/24/0093.

318. MINUTES

RESOLVED: That the minutes of the Planning, Highways and Transportation Committee meeting held on 29th January 2024 be approved and signed by the Chairman.

319. MATTERS ARISING

The flood risk strategy item has now been removed from the agenda.

320. SECTION 106 AGREEMENT – HERONSBROOK SITE, EDEN GROVE AND HOO FARM

The Clerk reported that she had received a response regarding the 106 monies for Hoo Farm. TDC are aware the site is nearing occupation and have asked MPC to keep them updated if we hear anything else. Members will ask Iain Livingstone for an update on Eden grove at a meeting on Thursday.

321. HIGHWAYS IMPROVEMENT PLAN

The Clerk reported that she had a brief follow up teams meeting with Lezanne Cezar. The tactile paving works will be delivered part in this financial year and part next year. The speed/traffic count in Monkton Road will be carried out week commencing 15/4/24. One will also be carried out at the same time at the top of Tothill Street in relation to the interactive sign which has been removed as it is not working. Funding would need to be sourced to replace it as it was funded by a KCC Members grant. The traffic survey is required to ascertain if there is a need for it to be replaced. The Clerk will follow up the request for a sign approaching the Sevenscore roundabout as Lezanne agreed to ask again if one could be funded from section 106 monies from Heronsbrook. Also seek clarification on clarification on what an adequate level is regarding cutting back of vegetation at the junction opposite coming from Minster.

322. DISCUSSION REGARDING MINSTER PARISH COUNCIL RESPONSES TO THANET DISTRICT COUNCIL AND DECISIONS

A meeting has been arranged with Iain Livingstone at the parish office on Thursday 29th February to discuss correspondence with TDC planning officers. Cllr Ingleton suggested using the letter sent to Colin Carmichael as the agenda and to discuss section 106 agreements and planning conditions.

323. BARRATT DAVID WILSON HOMES – LAND WEST OF TOTHILL STREET DEVELOPMENT

The Clerk circulated notes following the meeting with BDW on 20th February, a copy will be attached to these minutes. It was agreed to contact Sir Roger Gale to ask for help getting more information from Southern Water regarding the network upgrade proposals to accommodate additional houses.

324. OL/TH/23/1404 - Land On The North Side Of Foxborough Lane RAMSGATE
Outline planning application for the erection of up to 115 dwellings following demolition of 97 Tothill Street with all matters reserved except for access.

Cllr Ingleton reported that the date that a decision should be made is this week. If TDC don't make that decision by the date MPC can ask Iain Livingstone at the meeting on Thursday for an update on this. It was noted that KCC highways had submitted a second response objecting to the application.

325. EDEN GROVE – SUNNINGDALE DEVELOPMENT

Cllr Ingleton reported that the receiver has appointed a contractor (Balcoe) to complete the remaining houses to enable them to be sold. There are still concerns over who is responsible for the infrastructure works for roads, streetlighting, drainage etc. Would KCC invoke the bond arrangement to carry out the works at the entrance to the site. How will TDC ensure all planning conditions are complied with? What has happened to the maintenance money that has been paid by residents so far? Sir Roger Gale has made Ministers aware of the ongoing problems.

326. STREETWORKS

Works proposed at the top of Tothill Street from 1st March are now delayed until 22nd march.

327. SEALINK- NATIONAL GRID

Sir Roger Gale had invited Kent Wildlife to parliament today regarding the Sealink proposals.

328. MANSTON AIRPORT DEVELOPMENT CONSENT ORDER

Jenny Dawes had her appeal application accepted on 24/4/24 on the basis of NEED. This will be subject to a 1 day hearing. She can appeal to the supreme court if this fails on the same NEED basis.

329. KCC HIGHWAYS RESPONSES TO PARISH PLANNING APPLICATIONS

Members had asked Cllr Crow-Brown (KCC Councillor) if he is able to influence KCC's highways response's. They discussed the response to OL/TH/23/1404 - Land On The North Side Of Foxborough Lane Ramsgate where the second response is now recommending refusal.

Cllr Ingleton summarized existing and prior issues with developments in Minster. IT was asked who was responsible for accidents if sight lines are not correct?

Cllr Cro-Brown agreed to speak with Kent Highways to ensure future applications have a more robust response. He asked Cllr Ingleton to formalize an email for him to send to Kent highways and also SUDS.

330. 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 for ratification- comments already sent.

None.

Application(s) for Consideration

CON/TH/24/0111- Land North Of Telegraph Hill Industrial Estate Laundry Road RAMSGATE Kent

Application for approval of Conditions 4 (Construction Management Plan) and 19 (Archaeology) attached to Planning Permission F/TH/22/1058 for the Erection of a warehouse building for storage and distribution purposes (Use Class B8), provision of associated vehicle parking and change of use of adjoining land to a trailer park to facilitate relocation of existing trailer park.- **NO OBJECTIONS**

FH/TH/24/0093-52 Tothill Street RAMSGATE Kent CT12 4AJ

Erection of a two storey side extension and a single store rear extension.- **NO OBJECTIONS**

CON/TH/24/0083- Hoo Farm 147 Monkton Road Minster Kent CT12 4JB

Application for approval of Conditions 2 (Signage Including Wording) and 3 (Maintenance Plan for the Footpath) attached to Planning Permission F/TH/23/1217 for the Formation of a new footpath to Monkton Road (part-retrospective)- **NO OBJECTIONS**

ARCH/TH/24/0091 - Hoo Farm 147 Monkton Road Minster Kent CT12 4JB

Application for approval of Condition 10 (Archaeology) attached to Planning Permission F/TH/19/0173 for the erection of 23 no. dwellings following the demolition of existing buildings, with associated parking, open space and landscaping. - **NO OBJECTIONS**

CON/TH/24/0061 -5 Sevenscore Farm Cottages Ebbsfleet Lane North Ramsgate Kent CT12 5DN

Application for approval of Conditions 10 (Construction Management Plan), and 13 (Sustainable Surface Water Drainage) attached to Planning Permission F/TH/23/0469 for the erection of 2 No. three storey 3 bed semi detached dwellings with associated parking, landscaping and excavation works.- **NO OBJECTIONS**

FH/TH/24/0001- Way Farm Way Hill Minster RAMSGATE Kent CT12 4HS

Erection of a two storey pitched roof side extension with barn hipped gable to front elevation, half dormer to rear and garage at ground floor level, and reduced height, two storey side extension with 1 no. dormer to front, 2 no. half dormers to the rear elevation and garage at ground floor level, together with single storey rear extension with roof terrace above.- **NO OBJECTIONS**

A/TH/24/0015- Minster Services Retail Park, Minster. CT12 4FN

Erection of 1No. internally illuminated temporary hoarding sign. -**NO OBJECTION** however, we note that this is a retrospective application as the sign and lighting is in place although we are not sure if the light is working. The drawings on the application are not clear as the arrow on them appears to be the wrong way round and points to McDonalds car park. However, seeing the sign in place we are aware of its position. It is an application for a temporary hoarding sign so a time limit should be set for 6 months to ensure it is removed when the units have been sold.

331. PLANNING DECISIONS

F/TH/23/1593 - Land North West Of Mannock Drive Manston Road West Minster Kent

Erection of 2No single storey 3-bed detached dwellings together with associated access, parking and landscaping- **REFUSED**

CON/TH/23/1565 Land Adjacent Pouces Manston Road West Minster Kent

Application for approval of Conditions 1 (Landscaping) and 4 (Materials) attached to Planning Permission R/TH/23/0207 for the reserved matters application pursuant to outline application OL/TH/22/0338 for the erection of 1no. dwelling, for consideration of appearance, scale, layout and landscaping – **GRANTED**

FH/TH/23/1541 The Paddock Way Hill Minster RAMSGATE Kent CT12 4HS

Erection of detached, two storey outbuilding with pitched roof, 1no. dormer and 1 no. casement window to front elevation and three roof lights to rear, together with garage and covered car port at ground floor level and storage above- **GRANTED**

CON/TH/23/1456 Richborough Energy Park Sandwich Road RAMSGATE Kent CT13 9NL

Application for approval of Condition 6 (Verification Report) attached to Planning Permission F/TH/21/0305 for the development of an electrical battery storage facility with 71.6MW capacity including the installation of 33 batteries, electrical plant and equipment, alterations to land levels, landscaping and associated works – **WITHDRAWN**

CON/TH/23/1455 Richborough Energy Park Sandwich Road RAMSGATE Kent CT13 9NL

Application for approval of Condition 6 (Verification Report) attached to Planning Permission F/TH/20/1467 for the development of an electrical battery storage facility with 49.9MW capacity including the installation of 23 batteries, electrical plant and equipment, alterations to land levels, landscaping and associated works- **WITHDRAWN**

CON/TH/23/1313 Land On The West Side Of Tothill Street RAMSGATE Kent

Application for approval of Conditions 20 (Foul Water Drainage) and 22 (Surface Water Drainage) attached to Planning Permission OL/TH/18/1488 for the outline application for the erection of up to 214no. dwellings, cemetery expansion, and associated access, with all other matters reserved- **GRANTED**

CON/TH/23/1041 Land On The West Side Of Tothill Street RAMSGATE Kent

Application for approval of conditions 20 (Drainage) and 22 (Surface Water Drainage) for plots 108 To 115 (Phase 1) of planning permission OL/TH/18/1488 for the erection of up to 214no. dwellings, cemetery expansion, and associated access, with all other matters reserved- **GRANTED**

332. ENFORCEMENT ISSUES

Cllr Bates reported that the historic officer from TDC is meeting with the enforcement officer and visiting the Old Vicarage soon for a site visit.

333. LATE APPLICATIONS

F/TH/24/0034- Richborough energy Park, Sandwich Road, Ramsgate

Construction of a 99.9MW battery storage scheme and associated development(Retrospective) – **OBJECT**

This is in light of the Kent Fire & Rescue Services (KFRS) letter (copy attached) and the recently added Fire Safety Management Plan/Fire Statement by the applicant to F/TH/21/0305 for two reasons:

1. Taking the KFRS letter into account against the applicant's recent Fire Safety Management Plan/Fire Statement it does raise some concerns around any potential run-off (including any dissolved electrolytic salts from batteries) from any fire-fighting liquids or the inert cooling fluid to be utilised should there be a fire, or worse within the site. Especially if the designed drainage for the bunded areas is direct to the River Stour. The submitted SUDs and Drainage report doesn't appear to take any run-off from these events into account.
2. The KFRS letter also states that they have no authority to approve or decline planning permission for BESS (Battery Energy Storage Systems) sites. This decision, in the majority of cases, lies with the Local Authority. KFRS will endeavour to provide consultation during this process, however there is no statutory requirement to do so. We are concerned with respect to whom at TDC, if anyone, is qualified to decide on a BESS and its suitability.

We would however like to point out that the important letter from Kent Fire & Rescue Services (KFRS) was sent to Mr D Fitt (TDC Planning Dept) in October 2023 (copy attached) and placed against an already approved (2022) planning application (F/TH/22/0579).

We trust that other bodies, eg Natural England, Southern Water, etc have been contacted regarding these latest documents and will raise their concerns as necessary.

We have also attached a recent newspaper article for your information regarding a Faversham-based physicist Sir David Melville CBE's concerns over the safety of such battery storage systems.

TL/TH/23/1571 | Application for prior approval for the erection and installation of a shareable 25M Telecommunications Mast with base station, 2.4m high palisade fencing, 6No cabinets, 4No dishes, 12No antennas, 1No meter cabinet and ancillary development | Spratling Court Farm 40 Spratling Street RAMSGATE Kent CT12 5AN

I refer to the above application for prior approval. While the site in question is situated outside the geographic boundaries of Minster Parish Council (MPC), the proposal raises issues which MPC feel compelled to respond to on the basis that the bulk of Manston Airport is situated within Minster Parish.

MPC consider that the primacy of the Adopted Local Plan is of paramount importance in considering this application for prior approval and that key policies within the Local Plan should form the basis of objections to the application.

MPC therefore object to the proposal on the following basis:

The application contains fundamentally incorrect information.

There is an airport within 3km of the proposed location (Manston Airport). The assertion that Manston Airport is permanently closed is misleading. Aside for the current aviation use - the helicopter business - Manston Airport was designated as a Nationally Significant Infrastructure Project in 2016, with a Development Consent Order being confirmed by the Secretary Of State in 2022.

Policy SP 07 - Manston Airport

Manston Airport as identified on the Policies Map is safeguarded for airport related uses. Whether or not the DCO is confirmed, the future use and development of Manston Airport and/or other policies affected by the outcome of the DCO process will be determined through the early review of the Plan.

MPC considers that the application for prior approval should not be granted due to the proximity of the proposal to the Airport and the consequential risks that a mast could present to the operational needs associated with the Airport.

In addition to this, there are a number of other policies within the local plan that are particularly relevant to the proposal.

MPC considers that **Policies QD02 and QD07** are relevant given the impacts on visual amenity and sky line intrusion associated with the locality in which the proposed mast is located.

From an operational perspective, MPC also considers that **Policy SP24**, which is consistently recognised in relation to development outside the built confines, also applies to this proposal. There is no exemption within the criteria engaged through **SP24** which would apply to the mast

For the above reasons, MPC therefore requests that the application for prior approval should not be permitted.

Committee Chairman

Time Concluded 8.23pm