

MINSTER PARISH COUNCIL



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Clerk to the Council: Kyla Lamb - MAAT

24th January 2024

PLANNING, HIGHWAYS AND TRANSPORTATION COMMITTEE

Sir or Madam,

You are hereby summoned to attend a meeting of the Planning, Highways and Transportation Committee which will be held at the John Spanton Sports Pavilion, St Mildreds Road, Minster at **7.p.m. on Monday 29th January 2024**, for the purpose of considering and passing such Resolution or Resolutions as may be deemed necessary or desirable with respect to the matters mentioned in the agenda.

Clerk to the Council

NOTE: Residents and members of the public are cordially invited to attend the meeting of the Committee.

AGENDA

1. APOLOGIES

To receive apologies for absence, if any.

2. MEMBERS' INTERESTS

To register any new interests, or deregistration, by Members.



3. MINUTES

To approve the minutes of the Planning, Highways & Transportation Committee meeting held on 19th December 2023 (**Appendix A**).

4. MATTERS ARISING

To consider any matters arising from the minutes of the meeting held on 19th December 2023.

5. SECTION 106 AGREEMENTS - HERONSBROOK SITE, EDEN GROVE AND HOO FARM

The Clerk will update members with any information received since the last meeting.

6. HIGHWAYS IMPROVEMENT PLAN

Following the Committees meeting with Lezanne Cesar (Kent Highways Community Engagement Officer) via teams the Highways Improvement Plan (HIP) has been updated. The Clerk will update members on the follow up with Ms Cesar.

(Updated HIP emailed)

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

The Chairman will update members.

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

The Chairman will update members on any information received since the last meeting.

9. 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.

The Chairman will update members on any information received since the last meeting.

10. EDEN GROVE – SUNNINGDALE DEVELOPMENT

The Chairman will update members on any information received since the last meeting.

11. SOUTHERN WATER- WORKS AND ACTIVITY IN THE PARISH

To receive any updates on works.

12. SEALINK – NATIONAL GRID

To receive any updates on consultations and information on the project.



13. MANSTON AIRPORT DEVELOPMENT CONSENT ORDER

The Chairman will update Members with the current position with the DCO.

14. KENT LOCAL FLOOD RISK STRATEGY 2024-2034

Consultation on the draft local strategy opened on 22nd November 2023 and run until 30th January 2024. Members are asked to ratify a response prepared by the Planning Committee members.

15. PLANNING APPLICATIONS

To consider 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) to submit observations to the Thanet District Council thereon.

Applications for ratification- comments already sent

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

Erection of 2 No single storey 3-bed detached dwellings together with associated access, parking and landscaping - **OBJECT (see attached response appendix B)**

F/TH/23/1615- Unit 29 North of Spitfire Way and East of Columbus Avenue

Change of use from General Industrial (Use Class B2) to Café (Use Class E(b)) together with installation of first floor mezzanine to provide seating area and WC, and replacement of roller shutter door with windows and doors to front elevation – **NO OBJECTION**

F/TH/23/1652 – Land North of Telegraph Hill Industrial Estate, Laundry Road, Minster

Variation of conditions 2 (approved plan), 6 (parking), 7 (parking) and 8 (vehicle turning) and part discharge of condition 19 (archaeology), 20 (foundation design), 23 (drainage) of planning consent F/TH/22/1058 (Use Class B8), provision of associated vehicle parking and change of use of adjoining land to trailer park to facilitate relocation of existing trailer park, to allow the development to be phased with the warehouse built in phase 1, trailer park constructed in phase 2, together with re-positioning of the warehouse. – **NO OBJECTION**

F/TH/23/1679 – Land Investigations at, Marsh Farm Road – Retention of ground monitoring equipment for a temporary period until 30 January 2025 - **NO OBJECTION to the above application subject to reinstatement of land after the event.**

F/TH/23/1680 – Land Investigations at, Marsh Farm Road – Retention of ground monitoring equipment for a temporary period until 30 January 2025 - **NO OBJECTION to the above application subject to reinstatement of land after the event.**

F/TH/23/1681 – Land Investigations Land Adjacent A256 And, Hengist Way – Retention of ground monitoring equipment for a temporary period until 30 January 2025 - **NO OBJECTION to the above application subject to reinstatement of land after the event.**

F/TH/23/1682 – Ground Investigation Off, Brook Lane, Minster – Retention of ground monitoring equipment for a temporary period until 30 January 2025 - **NO OBJECTION to the above application subject to reinstatement of land after the event.**

Supplementary Additional Responses have been made for the Planning Applications below:-

F/TH/23/1475 - Land On The West Side Of Tothill Street RAMSGATE Kent



Erection of 36no. 2-storey dwellings, with vehicular access onto Tothill Street, and associated landscaping.

R/TH/23/1474 - Land On The West Side Of Tothill Street RAMSGATE Kent

Application for the reserved matters of outline permission OL/TH/18/1488 "Outline application for the erection of up to 214no. dwellings, cemetery expansion, and associated access, with all other matters reserved" for the approval of appearance, landscaping, layout and scale of development within phase 2 (81No dwellings)

CON/TH/23/1660 - Land On The West Side Of Tothill Street RAMSGATE Kent

Application for approval of Conditions 6 (Biodiversity Method Statement), 10 (Ecological Enhancement Plan), 21 (Surface Water Drainage) and 38 (Open Space Specification) 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.

CON/TH/23/1313- Land on the West side of Tothill Street, Minster

Application for approval of Conditions 20 (Foul Water Drainage) and 22 (Surface Water Drainage) Attached to planning permission OL/TH/18/1488

(Attached appendix C relates to the four applications above)

Application(s) for Consideration

16. PLANNING DECISIONS

The decisions since the last council meeting will be reported.

17. ENFORCEMENT ISSUES

To consider any other enforcement issues that have arisen since the dispatch of the agenda.

18. LATE APPLICATIONS

To consider any late applications that may be received following the dispatch of the agenda.

The above applications can be viewed online at:-
<https://planning.thanet.gov.uk/online-applications/>

