

MINSTER PARISH COUNCIL



The Parish Office
John Spanton Sports Pavilion
St Mildreds Road
Minster-in-Thanel
Ramsgate
Kent CT12 4DE

Tel: 01843 821339
Email: clerk@minsterparishcouncil.org.uk
24th April 2024

Clerk to the Council: Kyla Lamb - MAAT

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 April 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 25th March 2024 (**Appendix A**).

4. MATTERS ARISING

To consider any matters arising from the minutes of the meeting held on 25th March 2024.

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.

A request has also been received from Mr Stace to add a safety barrier in the bus stop layby in Tothill Street to protect their property from traffic that will exit the development on land west of Tothill Street.

(Updated HIP emailed)

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

The Clerk has emailed Iain Livingstone (TDC Planning applications Manager) following a meeting on 29th February 2024 where he agreed to take away some questions that he could not respond to at the meeting for a full response. The Clerk will report on any reply received by the meeting date.

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. STREETWORKS

To receive any updates on works.



12. CONSULATION ON REVISED VALAIDATION AND GUIDANCE REQUIREMENT FOR PLANNING APPLICATIONS DETERMINED BY KENT COUNTY COUNCIL

Members are asked to consider any comments on the draft document by 3rd May 2024. (Email sent separately)

13. EV POINT OUTSIDE ARCHES FISH AND CHIP SHOP

Cllr Fleming will update members and consider any possible action.

14. SEALINK – NATIONAL GRID

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

15. MANSTON AIRPORT DEVELOPMENT CONSENT ORDER

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

16. 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

R/TH/23/1474- Land on the West Side of Tothill Street

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 (81 No dwelling)
(AMENDED)

F/TH/23/1475-Land on the West Side of Tothill Street

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

Further supplementary objections have been submitted for the above applications which are attached to this agenda for ratification.

Application(s) for Consideration

KCC/TH/0041/2024- Weatherlees Hill Wastewater treatment Works, Jute Lane, Weatherlees Hill, Ramsgate, Kent CT12 5DJ

Proposed installation, operation and decommissioning of ground mounted solar photovoltaic (PV) array with associated infrastructure and biodiversity enhancement.



F/TH/24/0215 – Unit 20, Plot C & 2C Manston Business Park, Manston, Kent

Change of use from storage (Use class B2) to office (Use class E(g)(i)), together with the installation of a mezzanine, alterations to fenestration within front and side elevations, and insertion of new windows to rear elevation.

CON/TH/24/0407- Land On The West Side Of Tothill Street RAMSGATE Kent

Application for approval of Condition 40 (Lighting Design Strategy for Biodiversity) 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/24/0390- Land North Of Telegraph Hill Industrial Estate Laundry Road RAMSGATE Kent

Application for approval of Conditions 11 (Landscaping), 13 (Landscape Management Plan), 16 (Bat Boxes), 17 (Biodiversity), 20 (Foundation Design), 23 (Foul and Surface Water Disposal) attached to Planning Permission F/TH/23/1652 for the 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 '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' 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

CD/TH/24/0357-38 Monkton Road Minster Kent CT12 4EB

Application for a Certificate of Lawful Development for the proposed installation of roof lights and installation of side window following removal of an existing window.

CON/TH/24/0323 - Quartacre Bedlam Court Lane RAMSGATE Kent CT12 4HG

Application for approval of Conditions 7 (Materials) 8 (Landscaping), 10 (Construction Management Plan), and 13 (Electric Vehicle Charging Points) attached to Planning Permission F/TH/22/0057 for the erection of 2no two storey 4 bedroom dwellings following demolition of the existing.

FH/TH/24/0399- 78 Monkton Road, Minster, Kent CT12 4EE

Variation of condition 2 of planning permission FH/TH/22/1642 for the "Erection of single storey sides and rear extension with a dormer window to the front and rear elevations, alterations to the roof to facilitate a loft conversion and a new garage together with the erection of a single storey outbuilding with 12 No solar panels to the rear garden" to allow removal of side dormers together with reduction of roof height.

17. PLANNING DECISIONS

The decisions since the last council meeting will be reported.



18.ENFORCEMENT ISSUES

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

19.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/>

