

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

Minutes of the Meeting of the Committee held at 7 p.m. on Monday 31st July 2023

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

Present: Cllrs. Fleming, Jones, Ingleton, Bates, Quittenden (ex-officio)

Also present: Kyla Lamb (Parish Clerk), Cllr Webzell

90. APOLOGIES

None.

91. MEMBERS' INTERESTS

None declared.

92. MINUTES

RESOLVED: That the minutes of the Planning, Highways and Transportation Committee meeting held on 27th June 2023 be approved and signed by the Chairman.

93. SECTION 106 AGREEMENT – HIGHWAYS CONTRIBUTION - HERONSBROOK SITE

The Clerk went through the list of works that had been carried out from the Section 106 fund of £180,000. The current balance of the fund is £41,178.36.

Cllr Ingleton raised concerns about the travel plan in the section 106 agreement. He can find no evidence of TDC monitoring this to see if it was achieved.

He further asked who was responsible if the works carried out were ever questioned. It was agreed that Thanet District Council were ultimately responsible.

It was **AGREED** that for any future large scale developments any travel plans put in place need monitoring.

94. HIGHWAYS IMPROVEMENT PLAN

Members reviewed the Highways Improvement Plan (HIP) by item. (updated plan with comments is attached). It was agreed that the Clerk would try and arrange a face to face meeting with Lezanne Cesar (Community Engagement Officer (Dover & Thanet) Kent highways), to discuss the HIP and items added including a review of tactile paving.

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

The Clerk reported that BDW had contacted her to arrange a meeting. The proposed date and time was Wednesday 9th August 2023 at 10am. Members were not available at this time so asked the Clerk to try and rearrange the time to 1.30pm.

The Clerk agreed to do so and update members when she had a reply.

96. EDEN GROVE – SUNNINGDALE DEVELOPMENT

Cllr Ingleton reported that there has been road flooding at the junction with Monkton Road and Eden Grove. He further reported that there is a S278 bond agreement with KCC if the developer is not compliant in building the junction correctly. There are also concerns about the road connection to the adopted highway. It was understood the Eden Grove Road would be a permeable surface but it has been tarmacked. There are similar concerns at a St Nicholas at Wade site. A meeting has been arranged With Sir Roger Gale next week in St Nicholas to discuss these concerns. Roads on new developments are being provided without preparing

them to a standard ready for adoption at a later date. Cllr Quittenden raised a question of poplar trees that require pollarding.

It was **AGREED** to write to KCC Highways to raise concerns listed above and understand when KCC will step-in and use the Section 278 Bond to complete the works.

To write to Thanet District Council planning department raising concerns over road surfacing, future highways adoption, streetlighting, details of a landscape management plan.

97. MANSTON AIRPORT DEVELOPMENT CONSENT ORDER

The Chairman reported that the second judicial review hearing was on the 5th and 6th July. The results should be in a matter of weeks. Jenny Daws can appeal only if the judge allows the right to appeal.

98. 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:

Application(s) for Consideration

FH/TH/23/0777 – 3 Tollemanche Close – Erection of a single storey rear extension together with erection of dormer to rear elevation to facilitate loft conversion with 2 No. roof lights to front elevation. –

NO OBJECTION subject to the clarification on the possible loss of light to the neighbouring properties.

FH/TH/23/0896- 2 Red Cottages, Thorne Hill Minster – Erection of a two storey rear extension, first floor side projection and front porch together with alterations to fenestration.-
NO OBJECTION

FH/TH/23/0771 – 50 Greenhill Gardens, Minster – Alterations to roof from hipped to gable, together with the erection of a dormer window with 3 no. Juliet balconies to the rear to facilitate loft conversion. – **NO OBJECTION**

DM/TH/23/0876 – Border Agency Processing Centre, Manston Road- Application for prior notification of proposed demolition of 10 No. Buildings. – **NO OBJECTION**

However, Minster Parish Council does have observations and concerns in respect of what work is proposed for the buildings listed in the application:

- Building 1 – 40m x 9m, long rectangular single storey building with pitched corrugated /concrete tile roof,
- Building 2 – 40m x 9m, long rectangular single storey building with pitched corrugated /concrete tile roof,
- Building 3 – 3 x single storey flat roof modular structures circa 10m x 6m,
- Building 4 – single story flat roof building with inner courtyard area circa 22m x 39m
- Building 5 – single storey flat roof, timber structure circa 13m x 23m
- Building 6 – 13 no. garages with flat roofs circa 35m x 5m
- Building 7 – brick built structure, flat roof, HGV garage circa 9m x 5m
- Building 8 – 2 x single storey flat roof buildings 10m x 10m and 8m x 4m
- Building 9 – 1 x single storey 'L' shaped building circa 39m x 16m, corrugated pitch roof; 1 x 2 storey flat roof building circa 13m x 13m; 1 x 2 storey pitched roof building circa 8m x 8m

- Building 10 – area of hardstanding (former tennis court)

Given that the MOD/RAF Manston site/facility has operated for 100 years there will have been much opportunity for the potential for the buildings, locations and ground upon which they stand to have become contaminated from any manner of materials used there in the course of military use; let alone potential for issues with particular building materials used in that time, eg asbestos.

This also includes materials used within the aircraft that have been used on the site for various training purposes and as they have become cut open/dismantled there and those materials potentially stored within any of these buildings, or even buried beneath where any of these buildings have been sited.

It is unlikely that there will be a definitive list of what the buildings listed have been used for in their lifetime and what could have been stored within any of them

With respect to potential contamination that should be considered (and not an exhaustive list):

- Radioactive materials
- Asbestos
- Heavy metals and other metals and chemicals in general
- Aliphatic and aromatic hydrocarbons
- Poly and perfluoroalkyl substances (often used in fire-fighting)
- Traces of depleted uranium (used for counter-weights in aircraft - not just in specialist aircraft ammunition, eg, cannon shells), etc.

To this end, Minster Parish Council would expect that all care is taken with respect to ensuring the safe demolition of the buildings as proposed. This includes their foundations if removed, and any associated ground that may become disturbed. Followed by the safe disposal of all those materials in the appropriate respective licensed specialist contaminated waste storage sites as necessary.

CON/TH/23/0940 – 1 Sevenscore Cottages, Ebbsfleet Lane, Sevenscore – Application for approval of Conditions 4 (Materials) and 5 (landscaping attached to Planning Permission F/TH/20/1068 for the erection of 1 No 4 bed detached dwelling with associated parking.- **NO OBJECTION**

FH/TH/23/0648 – 95 Tothill Street- Extension to dropped kerb and hardstanding to front.- **NO OBJECTION to this application as amended.**

99. PLANNING DECISIONS

FH/TH/23/0732 – Tregear Way Hill, Minster – Erection of single storey extension to garage, and conversion to annexe -**GRANTED**

FH/TH/23/0684 – 11 High Street, Minster

Erection of a single storey rear extension following demolition of existing conservatory-**GRANTED**

F/TH/23/0335- Minster Meze and Grill,7-9 Monkton Road, Minster- Change of use of first floor from residential (use class C3 to Bed and Breakfast accommodation (use class C1) - **GRANTED**

DM/TH/23/0876 – Border Agency Processing Centre, Manston Road- Application for prior notification of proposed demolition of 10 No. Buildings. – **PRIOR APPROVAL NOT REQUIRED**

CON/TH/23/0607 – The Paddock, Way Hill, Minster – Application for approval of Condition 3(Archaeology – Part A) attached to planning permission F/TH/22/0558 for the erection of 1No. two storey 5 -bed detached dwelling – **GRANTED**

100. ENFORCEMENT ISSUES

None for consideration at this meeting.

101. LATE APPLICATIONS

DM/TH/23/0996 - Border Agency Processing Centre, Manston Road- Application for prior notification of proposed demolition of 5 No. Buildings.

Minster Parish Council have the following comments:-

The buildings in this application are five of the ten mentioned in application DM/TH/23/ 0876 from a few weeks ago

- Building 1 – 40m x 9m, long rectangular single storey building with pitched corrugated /concrete tile roof,
- Building 2 - 40m x 9m, long rectangular single storey building with pitched corrugated /concrete tile roof,
- Building 3 - single story flat roof building with inner courtyard area circa 22m x 39m
- Building 4 - single storey flat roof, timber structure circa 13m x 23m
- Building 5 - 1 x single storey 'L' shaped building circa 39m x 16m, corrugated pitch roof; 1 x 2 storey flat roof building circa 13m x 13m; 1 x 2 storey pitched roof building circa 8m x 8m

The Parish Council does have concerns regarding the Demolition Works - Project Methodology document therein

The document mentions "existing site knowledge" and details much about control of any asbestos found but fails to include any testing of the building and floor fabric, etc for any past contamination over the life span of the buildings/site prior to any demolition commencing.

Therefore, the same comments apply as previously submitted for DM/TH/23/ 0876:

Given that the MOD/RAF Manston site/facility has operated for 100 years there will have been much opportunity for the potential for the buildings, locations and ground upon which they stand to have become contaminated from any manner of materials used there in the course of military use; let alone potential for issues with particular building materials used in that time, eg asbestos.

This also includes materials used within the aircraft that have been used on the site for various training purposes and as they have become cut open/dismantled there and those materials potentially stored within any of these buildings, or even buried beneath where any of these buildings have been sited.

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To this end, Minster Parish Council would expect that all care is taken with respect to ensuring the safe demolition of the buildings as proposed. This includes their foundations if removed, and any associated ground that may become disturbed. Followed by the safe disposal of all those materials in the appropriate respective licensed specialist contaminated waste storage sites as necessary.

ANY OTHER BUSINESS

Cllr Fleming reported that Manston Airport is being used for operation brock training.

Barbara Quittenden reported that she has never had a problem with the Cottington road junction onto the sevenscore roundabout.

Committee Chairman

Time Concluded 8.25pm

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