

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

Minutes of the Meeting of the Committee held at 7 p.m. on Monday 27th November 2023

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

Present: Cllrs. Fleming, Ingleton, Bates, Jones.

Also present: Kyla Lamb (Parish Clerk)

204. APOLOGIES

Cllr Quittenden (ex-officio)

205. MEMBERS' INTERESTS

Cllrs Bates and Fleming declared an interest in Agenda item 16. Planning application OL/TH/23/1404 – Land on The North Saide of Foxborough Lane, Ramsgate, Kent.
Cllr Fleming also declared an interest in Agenda item 18. The Old Vicarage, 6A St Mildreds Road, Minster as she knows the owner.

206. MINUTES

RESOLVED: That the minutes of the Planning, Highways and Transportation Committee meeting held on 30th October 2023 be approved and signed by the Chairman.

207. MATTERS ARISING

Minute 175. Discussion regarding Minster Parish Council responses to Thanet District Council and decisions. The Clerk reported that she has not received a reply to the letter sent to Iain Livingstone regarding this matter.
Cllr Bates noted that TDC had not out any response from MPC on their website for Application F/TH/23/0469 5 Sevenscore Cottages, Ebbsfleet Lane- the Clerk agreed to check the response and when it was sent.

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

The Clerk reported there had been no updates since the last meeting.

209. HIGHWAYS IMPROVEMENT PLAN

The Clerk reported that she had a teams meeting with Lezanne Cesar (Kent Highways), to update the HIP which is now attached. Members considered the updated plan. There are now only five items as current on the plan. However, item five, Jutes Lane junction can be moved as this is now complete. Members agreed to add speed of traffic in Monkton Road to the HIP for further consideration.

The Clerk reported that a Teams meeting has been agreed with Lezanne Cesar with Members on Monday 11th December at 3.30pm. This was not ideal as a face- to face meeting was preferred. A compromise was agreed that members would meet at the Parish Office with a screen to connect with Lezanne on teams.

210. APPEAL DECISION RE LAND NORTH OF READING STREET BROADSTAIRS, CT10 3EA

Cllr Ingleton explained that this landmark decision which was dismissed on appeal could help to influence other development sites in Thanet. He further reported how a neighbourhood plan can address section 106 provision and design issues. Members noted the contents of the document.

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

See matters arising above.

212. LACK OF FOOTPATH BETWEEN ESMONDE DRIVE AND MANNOCK DRIVE

Members considered the concerns raised by Mr Chris Bromley that there is no footpath joining Esmonde Driven and Mannock Drive across Azcro House land since a fence has been erected around the site. Members considered the issue and **AGREED** to refer this to the meeting with Lezanne Cesar and see if a footpath can be provided via the HIP. It was further **AGREED** to check the land registry and where a bus stop is sited.

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

The Clerk reported that a meeting had been arranged with Amy Tamplin for the 4th December. However, BDW have had a delay in submitting the next phase of plans. Amy Tamplin has suggested delaying the meeting until the new year. Cllr Fleming had asked that we still meet with them. The Clerk is awaiting a response from Amy Tamplin to agree to continue with the meeting.

214. EDEN GROVE – SUNNINGDALE DEVELOPMENT

There has been no further news on the Eden Grove development with regard to step in developers. Residents remain concerned with the road flooding due to the current wet conditions and the road is in total darkness at night as there are no streetlights. Clarification is still needed regarding the obligations under the section 106 agreement. KCC hold a bond regarding the highway however are biding their time to see how things proceed before invoking the bond.

215. HOO FARM DEVELOPMENT

The recent part retrospective application F/TH/23/1217- Hoo Farm – Formation of a new footpath to Monkton Road was considered at TDC Planning committee. A site visit was agreed before a decision is made.

216. SOUTHERN WATER – WORKS AND ACTIVITY IN THE PARISH

There has been no further update on repair to the water leak outside the New Inn junction.

217. SEALINK- NATIONAL GRID

Following the public exhibition for the consultation on 16th November at Minster Village hall Councillors asked a number of questions. Members are asked to draft a response to the consultation including asking what the mitigation will be to overcome the issues that will arise while in construction phase and for the future.

218. MANSTON AIRPORT DEVELOPMENT CONSENT ORDER

It was reported that no further news is expected regarding the Development Consent Order before Christmas.

It is noted that the Claimant, Jenny Dawes, has submitted an application to the Court of Appeal seeking leave to appeal the Judgement of Mr Justice Dove. It is understood that a Decision will be issued on this matter in the near future.

219. 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.

F/TH/23/1216 - Richborough Energy Park Sandwich Road RAMSGATE Kent CT13 9NL

Variation of condition 2 of planning permission F/TH/22/0579 for the "Extension of electricity battery storage facility to provide additional 249mw capacity including electrical plant and equipment, alterations to land levels, landscaping and associated works, following removal of existing wind turbine, site clearance and levelling" to allow amendments to the approved layout of the battery storage scheme and land levels.

Minster Parish Council **OBJECTS** to this application.

This supersedes Minster Parish Council's previously submitted 'No Objection' response to this planning application in September unaware of a subsequent Kent Fire & Rescue Services (KFRS) letter in the offing and additional documentation from the applicant that has now been included.

In light of the KFRS letter (copy attached) and the recently added Fire Safety Management Plan/Fire Statement by the applicant, please note that we now **OBJECT** to the application 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.
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.

F/TH/23/1158 – Richborough Energy Park Sandwich Road RAMSGATE Kent CT13 9NL Variation of condition 2 of 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. “to allow alteration to the site layout (Retrospective).

Minster Parish Council **OBJECTS** to this application.

This supersedes Minster Parish Council’s previously submitted ‘No Objection’ response to this planning application in September unaware of a subsequent Kent Fire & Rescue Services (KFRS) letter in the offing and additional documentation from the applicant that has now been included.

In light of the KFRS letter (copy attached) and the recently added Fire Safety Management Plan/Fire Statement by the applicant, please note that we now **OBJECT** to the application 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.
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.

F/TH/23/1159 – Richborough Energy Park Sandwich Road RAMSGATE Kent CT13 9NL Variation of condition 2 of 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. “to allow alterations to site layout (Retrospective).

Minster Parish Council **OBJECTS** to this application.

This supersedes Minster Parish Council’s previously submitted ‘No Objection’ response to this planning application in September unaware of a subsequent Kent Fire & Rescue Services (KFRS) letter in the offing and additional documentation from the applicant that has now been included.

In light of the KFRS letter (copy attached) and the recently added Fire Safety Management Plan/Fire Statement by the applicant, please note that we now **OBJECT** to the application 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.
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.

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.

Minster Parish Council **OBJECTS** to this application.

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.

Application(s) for Consideration

CON/TH/23/1509 - Land On The West Side Of Tothill Street RAMSGATE Kent

Application for approval of Condition 11 (Bridleway Enhancement Works) attached to Planning Permission R/TH/22/1393 for the 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 1 (133no. dwellings) – **NO OBJECTION however would like some further clarification on the final surface treatment and drainage, how and who will be reinstating the top part of the bridlepath that has been used as an entrance to the site recently.**

CON/TH/23/1501- Hoo Farm 147 Monkton Road Minster Kent CT12 4JB

Application for approval of Condition 9 (Verification Report) 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 COMMENT as there is not enough information online to be able to make a comment.**

CON/TH/23/1477 - Land On The West Side Of Tothill Street RAMSGATE Kent

Application for approval of Condition 33 (Travel Plan) 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. - **NO COMMENT as there is not enough information online to be able to make a comment.**

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

Minster Parish Council OBJECTS to this application.

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:

3. 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.

4. 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.

FH/TH/23/1422 -2 Norton Drive RAMSGATE Kent CT12 4BS

Erection of a single storey single storey rear/side extension – **NO OBJECTION**

OL/TH/23/1404 - Land On The North Side Of Foxborough Lane RAMSGATE Kent

Outline planning application for the erection of up to 115 dwellings following demolition of 97 Tothill Street with all matters reserved except for access- **OBJECT and recommend to full council that planning consultant Flo Churchill be appointed to draft a response to the application by the 15th December 2023.**

A/TH/23/1373- Minster Services Minster Kent CT12 4FN

Erection and display of 1No non illuminated temporary hoarding sign – **NO OJECTION however MPC have concerns over the scale of it and note that consent is only for 4 months and it needs to be removed after the 4 months timescale for date of decision.**

220. PLANNING DECISIONS

Application for approval of Condition 16 (Archaeology) attached to Planning Application 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

Land On The West Side Of Tothill Street RAMSGATE Kent

Ref. No: CON/TH/23/1085 | Received: Tue 08 Aug 2023 | Validated: Wed 09 Aug 2023 | Status: Conditions Part Approve

Erection of 2 No. three storey 3 bed semi detached dwellings with associated parking, landscaping and excavation works

5 Sevenscore Farm Cottages Ebbsfleet Lane North Ramsgate Kent CT12 5DN

Ref. No: F/TH/23/0469 | Received: Fri 31 Mar 2023 | Validated: Thu 13 Apr 2023 | Status: Granted

Application for approval of Condition 3 (Remediation Scheme) for plots 15-21 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.

Hoo Farm 147 Monkton Road Minster Kent CT12 4JB

Ref. No: ENV/TH/23/0376 | Received: Thu 09 Mar 2023 | Validated: Fri 10 Mar 2023 | Status: Granted

Application for approval of Condition 17 (Archaeology 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
Land On The West Side Of Tothill Street RAMSGATE Kent
Ref. No: CON/TH/23/0348 | Received: Tue 07 Mar 2023 | Validated: Wed 08 Mar 2023 | Status: Conditions Part Approve

221. ENFORCEMENT ISSUES

F/TH/23/0527 - High Quality Lifestyles - Ebbsfleet House, Ebbsfleet Lane - Erection of 2 storey side pitched roof extension and single storey front and rear flat roofed extensions.

An appeal against refusal has been submitted to the Planning Inspectorate for the above application. Comments can be submitted online by 28th November 2023

AGREED no further comment is required as the NO OBJECTION comment submitted will be sent to the Planning Inspectorate form TDC.

The Old Vicarage, 6A St Mildreds Road, Minster – to consider if any works carried out are in breach of listed building status.

Members discussed the matter and AGREED to contact TDC planning department to request that they investigate reports of breaches in lack of planning control for works carried out to this listed building.

222. LATE APPLICATIONS

None.

Committee Chairman

Time Concluded 8.50pm