

Stuart Gordon McRae
10 Highlands Glade
CT12 5GS

Tel: 07547 989454
E: stuartmcræ1@yahoo.com

12th December 2025

I wish to apply to become a Counsellor in the Parish of Manston

Having worked most of my life in sales and development roles in the office furniture industry, I do believe I have the ability to listen and communicate with others quite well which I think is useful for this role. I am an energetic and enthusiastic team player and take a keen interest in local, national and global current affairs.

I am a strong believer in the community spirit and engagement which I believe would make me a good asset to the Manston Parish. I believe in fairness, honesty, integrity, being constructive and getting involved for the benefit of all.

My wife and I moved into Highlands Glade from the Whitstable area in 2021 having originated from Chislehurst in 2019. I am originally from Eltham, London.

In my professional career I have worked closely with a myriad of professionals including architects, designers, financial owners, facilities and project managers with my key skills being in account management & development, procurement and project management. I possess an excellent eye for detail with good analytical skills coupled with a strong belief in getting the job done right first time. I believe in teamwork, communication and good organisation. I am also certified in Environmental Sustainability, DSE certified and am BPSS UK government security cleared. I also hold the voluntary role of Supporters Representative on the Valley Gold committee working in partnership with the Charlton Athletic Academy to support the development of young people. I am also the Director of a small company currently based from my home address (The Office Furniture Consultancy Ltd)

I can be found on the Thanet electoral register at the address above. If you require anything further about me then do please ask.

Yours Faithfully

Stuart McRae

PAYMENTS – January 26 Meeting

December Payments

Payee	Invoice No.	Invoice Date	Description	Payment	Amount	VAT	Total
Elizabeth Carr		17-Dec	Salary	S/O	£ 484.63	£ -	£ 484.63
Elizabeth Carr		17-Dec	Expenses (WFH Allowance)	S/O	£ 25.00	£ -	£ 25.00
Hugo Fox	INV - 20494	29-Dec	Monthly website fees	DD	£ 19.99	£ 4.00	£ 23.99
Hugo Fox	INV - 20853	20-Nov	Monthly email charge	DD	£ 17.49	£ 3.50	£ 20.99
Viking	4410173026	27-Nov	Stationery supplies	BACS	£ 50.90	£ 10.19	£ 61.09
Mazars	2615690	28-Nov	External Audit Fees	BACS	£ 210.00	£ 42.00	£ 252.00
Westgate Security	17122	24-Nov	Additional batteries for park barrier	BACS	£ 165.45	£ 33.09	£ 198.54
Starboard Systems	INV - 14225	01-Dec	Scribe Monthly subscription	DD	£ 32.00	£ 6.40	£ 38.40
Roy Matthews	Reciept		Mince pies for Christmas lights	BACS	£ 22.58		£ 22.58
ATS			Payroll services 6 months to Oct 5th 2024	BACS	£ 66.00	£ -	£ 66.00
ClIr Bell		17-Dec	Expenses (land registry search / memorial)	BACS	£ 14.00		£ 14.00
Unity Trust			Bank charges	SO	£ 6.00		£ 6.00

TOTAL					£ 1,114.04	£ 99.18	£ 1,213.22
Receipt							
TOTAL VAT PAID						£ 99.18	

Authorised signatory 1:

Authorised signatory 2:

	Budget 25/26		26/27		
Payments					
Staff Costs	£	8,000.00	£	10,500.00	assumes pay increase 2% & inc HMRC costs plus proposed additional hours
Staff Expenses & Training	£	1,000.00	£	1,000.00	inc Cilca Training costs £800 + VAT
Subscriptions & Memberships (KALC, Scribe accounts & Microsoft)					
	£	1,020.00	£	1,900.00	Increased SLCC & Scribe
Insurance	£	2,000.00	£	1,500.00	Zurich Insurance year 3
Rent of Hall (Utilities in Scribe)	£	300.00	£	300.00	
Communications (Phone, website, BB)	£	300.00	£	500.00	Increased .gov emails
Admin (Printing, Copying & Stationery)	£	150.00	£	400.00	realistic cost covers paper and toner cartridges
Professional Fees (Audit Fees, Payroll)	£	820.00	£	900.00	Internal & External Audit & Atlas Payroll
S137	£	500.00	£	2,000.00	War memorial notice board
Open Spaces	£	13,680.00	£	11,000.00	Cost changed due to addition of a repairs and maintenance budget (see below)
Repairs and Maintenance	£	-	£	2,800.00	New budget line
Miscellaneous	£	720.00	£	930.00	Inc. WFH allowance, Chairmans Allowance, Bank charges, christmas expense and defib pads
Budget Total	£	28,490.00	£	33,730.00	Precept figure calculated after Tax Base calculation provided by TDC
Precept	£	30,325.00	£	34,043.49	TBC by precept

Highways (speed test) (EMR)	£	5,000.00	£	300.00	
Lampost Flete Road	£	5,614.91	£	-	remaining speed hump to be funded by S106 (confirmed by Lezanne Cesar)
Highway Improvement plan	£	7,150.00	£	9,700.00	
Contingency	£	1,000.00	£	1,000.00	
Manston Park (New EMR)	£	-	£	10,000.00	
Elections (New EMR)	£		£	3,000.00	
Total	£	18,764.91	£	24,000.00	

Proposed Budget for 2026-27 £ **30,320.00** £33,730

Authorised signatory 1:

Authorised signatory 2:



Title register for:

Land at Manston Road, Manston, Ramsgate (Freehold)

Title number: TT38965

Accessed on 17 December 2025 at 12:10:19

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number TT38965

Registered owners Thanet District Council
P O Box, 9 Cecil Street, Margate CT9 1XZ

Value stated £200 on 28 July 2014

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
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1	2015-07-28	KENT : THANET
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The Freehold land shown edged with red on the plan of the above title filed at the Registry and

being Land at Manston Road, Manston, Ramsgate.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title qualified

Entry number	Entry date	
1	2015-07-28	QUALIFICATION: The estate was vested in the first proprietor as a result of the registration of the first proprietor as owner of the land under section 8 of the Commons Registration Act 1965. This registration (under the Land Registration Act 2002) does not affect the enforcement of any estate, right or interest adverse to, or in derogation of, the proprietors title subsisting at the time of registration under the Commons Registration Act 1965 or then capable of arising and which exists despite that registration.
2	2015-07-28	PROPRIETOR: THANET DISTRICT COUNCIL of P O Box, 9 Cecil Street, Margate CT9 1XZ.
3	2015-07-28	The value stated as at 28 July 2014 was £200.

HM Land Registry Current title plan

Title number **TT38965**
Ordnance Survey map reference **TR3466SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Kent : Thanet**



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This is a copy of the title plan on 17 DEC 2025 at 12:10:18. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Nottingham Office.

PLANNING APPLICATIONS TEAM



Our Ref: F/TH/25/1255
Please Ask For: Planning Applications Team
Direct Line Number: 01843 577150
Email: planning.services@thanet.gov.uk
Date: 15 December 2025

Manston Parish Council
C/o Manston Village Hall
Manston
Ramsgate
Kent
CT12 5BA

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

PROPOSAL: Variation of condition 2 for planning permission F/TH/23/0437 for the 'Erection of 12 No two storey semi-detached and detached dwellings, comprising of 9 No 3-bed dwellings and 3 No 4-bed dwellings together with associated access, parking and landscaping' to allow changes to external materials, addition of brick plinths, and lean-to tiled front canopy roofs to front entrance doors, addition of 2 no. windows to plots 1, 2, 4, 5 and 6 and changes to internal layout on plots 1, 2, 3, 4, 5, 6, 11 and 12.

LOCATION: Grenham Lodge, Manston Road, East, Ramsgate

I am writing to advise you of an application for planning permission (or associated consent) that has recently been submitted relating to the above site in respect of which I would be obliged to receive your observations.

Details of the proposal, including all submitted plans can be viewed on the web site by accessing <https://planning.thanet.gov.uk/online-applications/>

I look forward to the receipt of your formal comment upon this proposal within 21 days (5 January 2026) from the date of this letter.

If you are minded to raise no objection to the application subject to any conditions, please be aware that under the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 Thanet District Council will have to seek the applicant's written agreement to any pre-commencement condition(s) it intends to impose if granting planning permission. Therefore please provide full justification for any condition you consider must be a pre-commencement condition.

Should you require any further information regarding this development please do not hesitate to contact this office.

Yours faithfully

Thanet District Council
PO Box 9
Cecil Street
Margate
Kent CT9 1XZ

01843 577000
www.thanet.gov.uk

Planning Applications Team

PLANNING APPLICATIONS TEAM



Our Ref: FH/TH/25/1015
Please Ask For: Megan Harris
Direct Line Number: 07768 894155
Email: planning.services@thanet.gov.uk
Date: 19 December 2025

Manston Parish Council
C/o Manston Village Hall
Manston
Ramsgate
Kent
CT12 5BA

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

PROPOSAL: Erection of first floor side extension, part single storey, part two storey rear extension, and part single storey, part two storey front extension, together with roof alterations including erection of 1no. dormer window to rear, following demolition of existing garage, porch and conservatory

LOCATION: 40 High Street, Manston, Kent, CT12 5BQ

I wish to advise you that the plans/documents submitted with the above application have now been amended and you may therefore wish to reconsider any views previously expressed in the light of these amendments.

A copy of the revised details can be viewed on the web site by visiting <https://planning.thanet.gov.uk/online-applications/>. Any further representations you may wish to make should be received no later than **twenty one days** (9 January 2026) from the date of this letter.

If no further representations are received by the date given above, it will be assumed that you do not wish to comment further and representations previously received will be taken into account in the determination of the amended application.

If you are minded to raise no objection to the application subject to any conditions, please be aware that under the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 Thanet District Council will have to seek the applicant's written agreement to any pre-commencement condition(s) it intends to impose if granting planning permission. Therefore please provide full justification for any condition you consider must be a pre-commencement condition.

Should you require any further information regarding this development please do not hesitate to contact this office.

Yours faithfully

Thanet District Council
PO Box 9
Cecil Street
Margate
Kent CT9 1XZ

01843 577000
www.thanet.gov.uk

A handwritten signature in black ink that reads "M. Harris". The signature is written in a cursive style with a large initial "M" and a long, sweeping underline.

Megan Harris
Planning Officer

Chair's Report

Opening

I'd like to welcome all Cllrs, Our Clerk and the members of public a Happy New Year,

Id like to report that Skids driving school has now ceased activity after intervention from TDC as they were breaching planning.

I would like to thank all Councilors for their time and effort provided in last year and special thanks to Elizabeth our Clerk, you may not see all the work that goes behind the scenes that the Clerk provides within the hours that the position is limited to, I propose this is looked at by all Councilors as time needs to be extended.

Considering the proposals of the LGR, I can confirm that we do not know currently any proposals that will pass on to the Parish Council. I will be keen to keep an eye on this.

Manston Airport Redevelopment

Introduction

As Chair, I am pleased to report significant progress on the Manston Airport redevelopment, led by RiverOak Strategic Partners (RSP). Since the granting of the Development Consent Order (DCO) in 2024, preparatory work has advanced, setting a strong foundation for reopening the site as a modern cargo and passenger aviation hub.

Positive Impacts

- **Economic Growth & Jobs:** Cargo-first strategy will create direct and indirect employment opportunities.
- **Improved Connectivity:** Relief capacity for congested airports and potential future passenger services.
- **Infrastructure Upgrades:** Road improvements and better connectivity to stimulate regeneration.
- **Community Engagement & Heritage:** Commitments to maintain RAF Manston's historical significance and host events.

Negative Impacts

- **Noise & Air Quality:** Increased aircraft movements and emissions.
- **Traffic Congestion:** Construction and operations may increase road congestion.
- **Environmental Impact:** Expansion may affect ecosystems and carbon footprint concerns remain.
- **Community Disruption:** Infrastructure works and flight paths could alter rural character and property values.

How to Stay Involved

- Participate in public consultations on airspace changes and infrastructure plans.
- Engage with community forums hosted by River Oak Strategic Partners (RSP).
- Monitor environmental assessments and mitigation strategies to ensure sustainable development.

Project Approval & Regulatory Updates

- **Development Consent Order (DCO):** Approved in 2024, with subsequent non-material amendments submitted and published in mid-2025.
- **Amendment Applications:** A non-material change application filed in May 2025, with formal representations and documentation made public.

Planning Phase (2025–2026)

- Site Surveys & Design Work: Detailed surveys and design work remain in progress, targeting completion of the masterplan by early 2026.
- Airspace Consultation: The Civil Aviation Authority (CAA) is expected to begin the stage 4 airspace change consultation upon finalising plans.
- Market Development: Engagement efforts with cargo operators and freight forwarders will intensify during 2026 once the masterplan is finalised.

Infrastructure & Access Works

- Roundabout Upgrade Planning: RSP is collaborating with Kent County Council (KCC) and the Home Office to redesign the Spitfire Way/Manston Road junction and construct a roundabout by 2026.
- Radio Navigation Equipment: Discussions with the Ministry of Defence are under way to relocate/remove a High-Resolution Direction Finder, as required by the DCO, with a target solution by end-2026.

Construction & Delivery Phase (2027–2028)

- Anticipated Construction Start: Site works are slated to commence in early 2027 alongside runway and terminal upgrades.
- Certification & Branding: CAA aerodrome certification expected in 2027, followed by leadership recruitment and brand launch efforts.
- Operations Ramp-Up: Final construction, team recruitment, and operational testing are expected through early 2028, targeting opening in late 2028.

Community Engagement & Events

- Local Activity: While visible construction has yet to begin, RSP continues to host community events and airfield visits to maintain strong local ties.
- Ongoing Dialogue: Particular emphasis has been placed on ongoing consultation with residents, transport authorities, and heritage stakeholders regarding access improvements and infrastructure proposals.

Timeline at a Glance

Phase	Key Dates
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Planning	2025–early 2026
Infrastructure	Access and navigation works through 2026
Construction	2027–early 2028
Operational Launch	Late 2028 as an air-freight hub

Key Risks & Opportunities

Risks:

- Delays in junction construction, radio navigation relocation, CAA consultation, or market commitment may affect timelines.

Opportunities:

- A successful cargo-first approach could establish a strong financial base and attract future passenger airlines (Ryanair, easyJet). The runway's capacity positions Manston as a valuable relief capacity for congested southeast airports.

Recommendations & Next Steps

1. Transport Coordination: Continue active engagement with KCC and MoD to secure timely road and navigation commitments.
2. Community Outreach: Maintain airfield access and event schedule to reinforce positive local engagement.
3. Market Engagement: Accelerate cargo-sector discussions throughout 2026 to ensure operational viability at opening.
4. Regulatory Focus: Monitor CAA airspace consultation stages vigilantly and support RSP as needed.

Conclusion

Manston Airport remains on track to reopen as a strategic cargo hub by 2028. Ongoing planning, infrastructure agreements, and early stakeholder engagement reflect solid progress. Sustained momentum and cross-party coordination will be crucial in realising the project's full economic and community potential.

Prepared by

Paul Bell, Chair