

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

Minutes of the Meeting of the Committee held at 7 p.m. on Monday 21st August 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)

102. APOLOGIES

None.

103. MEMBERS' INTERESTS

None declared.

104. MINUTES

RESOLVED: That the minutes of the Planning, Highways and Transportation Committee meeting held on 31st July 2023 be approved and signed by the Chairman.

Cllr Bates reported that the planning enquiry at Mannock Drive is still in abeyance.

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

The Clerk reported that in the Section 106 agreement for the Hoo Farm development £24,500 was available for improvements to the play area when the first house was occupied.

106. HIGHWAYS IMPROVEMENT PLAN

Members considered the reviewed Highways Improvement Plan (HIP). (The updated plan with comments had been circulated with the agenda). Cllr Ingleton raised concerns about road network emergency road closures and the implications of them on the road network.

It was agreed that a letter will be written to all utility suppliers re planned works, and this will be copied in to KCC, TDC and Sir Roger Gale.

Further to a request for a face-to-face meeting with Lezanne Cesar (KCC Community Engagement Officer), a response was received offering a Teams meeting. A further request for a face-to-face meeting is to be made.

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

The Clerk reported that a meeting has been scheduled with BDW on Thursday 14th September at 3pm at the Parish office.

108. EDEN GROVE – SUNNINGDALE DEVELOPMENT

Cllr Ingleton summarised the meeting attended with Sir Roger Gale, at which more than 100 people were in attendance. He summarised the meeting via email which had been circulated earlier by the Clerk. Sir Roger Gale will refer the matter to the Housing Minister Rachael Maclean. The section 106 agreement was discussed. The Clerk AGREED to contact Nicky Burford, TDC Enforcement to ascertain if they have received any monies agreed in the 106 agreement. The Eden Grove company is not one listed as filing for insolvency yet. Cllr Jones

asked if consideration should be given to whether anything illegal has taken place. Are the police or fraud office involved? Members were sure that Sir Roger Gale would follow this up. Cllr Ingleton reported that the contents of the supplemental section 106 agreement were concerning.

109. THANET PARKWAY

Since the new Thanet Parkway station has opened there have been some concerns over anti-social behaviour and drifting taking place in the car park. There has been police presence.

110. SOUTHERN WATER – LEAK AT JUNCTION TOTHILL ST / HIGH ST / MONKTON RD

Works to repair the leak are dependent on other works in Monkton Road. If there is a big hole then a road closure would be required and this will cause traffic chaos throughout Minster so the repair needs to be considered carefully.

111. MANSTON AIRPORT DEVELOPMENT CONSENT ORDER

The Chairman reported no update is expected on the judicial review hearings until the second week of October.

112. 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

Applications for ratification- comments already sent

F/TH/22/1624 -Mount Pleasant Lorry Park, Tothill Street, Minster- amendment to change of use of car park spaces for siting of portacabin together with a canopy for use as a tyre change facility. – **OBJECT**

F/TH/22/1718-Mount Pleasant Lorry Park, Tothill Street, Minster – erection of a single storey building comprising 3 no. mixed use retail/café units (Use class E), provision of 2 no. lorry bays and parking, together with associated landscaping **AMENDED** application. – **OBJECT**

Minster Parish Council wish to raise the issue that it was not formally notified of this application given the impact that a development of this kind would have on parishioners and wish to see this rectified in future and all applications formally advised regardless of previous responses or change to existing applications.

Minster Parish Council object to this application on the following grounds and in support of the KCC Highways comment on the application and this sits in parallel with application F/TH/22/1624.

Layout of main building differs in each drawing. The applicant needs to submit an accurate drawing of the building proposed alongside the proposed landscaping, etc to fit the correct layout.

The applicant's agents have not met KCC's request for them to provide details for the largest potential delivery vehicles that could access the site only addressing up to 7.5 tonne vehicles.

Committee Members have experienced the filling station and its exit area as users since it was first constructed, the proposed white lining is not complied with by users of the filling station at the best of times, let alone in the dark and/or in wet weather. This lends to concerns around safety and the potential for accidents and wish to see only one entrance and one exit from the whole service area site: entrance adjacent to Tothill Street/Laundry Road junction for **ALL** vehicles, and the exit on the eastern side of the service area (this particular area must not be allowed to be two-way, especially given the potential of increased traffic compared to now).

The site operates at times in a very congested manner and this situation will appreciate with further development. The whole site needs proper and effective operational management with clear signage and with separate entry and egress from and to Laundry Road.

CON/TH/23/1041 – Land West of Tothill Street, Minster- Application for approval of conditions 20 (drainage) and 22 (surface water drainage) for plots 108 to 115 of planning permission OL/TH/18/1488 – West Tothill- **NO OBJECTION**

Minster Parish Council has **NO OBJECTION** to these applications but does have the following comment to make and hope that TDC Planning Dept take note of these concerns and take relevant action.

MPC can foresee a huge impact to the nearby residents and other users of Tothill Street, whilst this connection is made in the main access road to and from Minster (a main bus route, train replacement service vehicle route, emergency vehicles, delivery vehicles of all sizes, large farm vehicles, etc). Minster residents have been severely impacted by the multiple road closures that have taken place for another development called Eden Grove in the village and consideration must be given to the quality of life of residents over the long period of time it takes to complete such housing developments. MPC suggests that if the 8 relevant properties are not the only properties that need to be connected, that BDW are requested to make all the necessary connections at the same time to minimise the potential for a repeat of the impact that will inevitably come from these works. MPC would like to be assured that all necessary service connections from the West Tothill site can be programmed and undertaken in a simultaneous manner to avoid a procession of sporadic disruption to the village and specifically to users of Tothill Street.

Whilst the works take place, no full road closures should be tolerated, only traffic-light controlled management of the site where this is viable and MPC wishes to seek clarification and assurances to these effects.

CON/TH/23/1042 – Land West of Tothill Street, Minster- Application for approval of condition 41 (materials) attached to planning permission OL/TH/18/1488 – **NO OBJECTION**

RESOLVED: to ratify the comments as made.

Application(s) for Consideration

RESOLVED: To close the meeting to allow Leigh James, land-owner relating to application F/TH/23/0983 to speak.

RESOLVED: To reopen the meeting at 7.45pm

F/TH/23/0983- Land between 47 and 49 Rose Gardens, Minster – Erection of 2 no. two storey, two bedroom semi-detached dwellings with associated parking. – **SUPPORT subject to clarification of construction management plan via Brockmans Close car park and the resolution of the parking issue raised by Kent highways.**

TPO/23/1052-11 Southall Close, Minster- TH/TPO/5(1991)- 1 No Laurel(T1)- Crown reduce by 2.4m and lateral limbs by 1.5m. – NO OBJECTION

CON/TH/23/1085 - Land On The West Side Of Tothill Street RAMSGATE Kent

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 – **NO OBJECTION**

113. PLANNING DECISIONS

DM/TH/23/0996 Application for prior notification of proposed demolition of 5No. buildings
Border Agency Processing Centre Ministry Of Defence Manston Road East RAMSGATE Kent
Application Withdrawn

F/TH/23/0796 Siting of a storage container (retrospective application)
King Georges Field St Mildreds Road Minster Kent CT12 4DE
Granted

FH/TH/23/0732 Erection of single storey extension to garage and conversion to annexe
Tregeare Way Hill Minster RAMSGATE Kent CT12 4HS
Granted

FH/TH/23/0648 Extension to dropped kerb and hardstanding to front
95 Tothill Street RAMSGATE Kent CT12 4AP
Granted

CON/TH/23/0645 Application for approval of Condition 19 (Lighting Plan for Biodiversity) 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
Granted

F/TH/23/0170 Installation of a grid stability facility consisting of synchronous compensators and associated electrical infrastructure, underground cabling, access tracks, drainage, and ancillary infrastructure.
Land Adjacent To Southern Water Waste Water Treatment Site Jutes Lane Ramsgate Kent
Granted

114. ENFORCEMENT ISSUES

None for consideration at this meeting.

115. LATE APPLICATIONS

F/TH/23/1097 - Hoo Farm 147 Monkton Road, Minster, Kent CT12 4JB

Variation of conditions 2 and 18 of planning application F/TH/19/0173 for the 'Erection of 23 no. dwellings following the demolition of existing buildings, with associated parking, open space and landscaping' to allow the omittance of the car ports and replace with parking bays and amendments to footpath - - **OBJECT**

Minster Parish Council (MPC) **OBJECTS** to the above application for the following reasons:

By way of background, the report to Planning Committee on 20 May 2020, in respect of Planning Application F/TH/19/0173, referred to comments from Kent Highways which identified the need for a footway connection between the site and the existing footway network to the east; this

being essential to connect the site to bus services or facilities in Minster. Kent Highways advised that they had no objection to the application, which was amended to include a footway compliant with highway approved standards, subject to the imposition of a Grampian Condition. The reason for this being to ensure the footway could be delivered prior to the development commencing on site as the ownership of the land in question was not clear at the time.

Subsequent to the Report to Committee, the Notice of Consent, dated 21 August 2020, included a Condition - Condition 18 - requiring that "No development, excluding demolition, shall commence until the footpath as shown on the approved drawing 2019-3501-001 between the points shown as X and Y on drawing HPC_1258_2019_FP."

It is also noted that an Informative was included on the Notice of Consent - Informative No 2 - clearly indicating that it was the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of the highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site.

With this background, there was a clear acknowledgement and expectation that a footway (although noting the confusing reference to a footpath) should have been provided in accordance with the details approved by the Highway Authority as subject to the Planning Approval and that the applicant was directed to engage with KCC Highways and Transportation.

Subsequently, a footpath - separated from the Monkton Road carriageway has been provided - at significant variance to the details approved by Kent Highways, the subject of the Planning Consent. This footpath, is of variable width, vertical and horizontal alignment. The construction of the footpath has not been inspected by Kent County Council, nor has it been the subject of an Agreement under the Highways Act which would have secured the adoption and permanence of the footpath post construction. Consequently, the current position calls into question the future integrity of the footpath from a maintenance perspective once the developer concludes interest in the site. It is already apparent that vegetation is encroaching and raises questions over user liability without highway authority protection. In the current circumstances, there is no assurance as to the long term provision of the development being connected to the existing footway as intended through Condition 18.

Residents elsewhere in Monkton Road (The Eden Grove/The Limes) are already facing considerable distress through lack of adoptable and completed infrastructure as referred to in the MPC email to Iain Livingstone of 8 August. MPC does not wish to see a similar situation arise in the future through the lack of a fully compliant footway that achieves the intentions pursuant to Condition 18. TDC's Enforcement Officer has previously informed the applicant in May that the footpath as presently evident on site does not comply with the planning consent. Deadlines were given on more than one occasion and none have been met,

Removal of Condition 18 should not be agreed and the Developer should be directed to provide the Approved Footway through Agreement with the Highway Authority.

While raising no objection to the removal of the proposed car ports, MPC would appreciate clarification on how the parking spaces are to be secured.

Lastly, noting that the development is being marketed and in reviewing the Planning Portal it is noted that Conditions 22 and 23 have not been applied for as yet. MPC would appreciate sight of these details at the earliest opportunity.

F/TH/23/1088 The Paddock, Way Hill, Minster, RAMSGATE -

Variation of condition 2 of approved planning permission F/TH/22/0558

Erection of 1No two storey 5-bed detached dwelling to allow for changes to drawings to allow for changes to size, layout and appearance – **NO OBJECTION**

Minster Parish Council have **NO OBJECTION** to this application however due to the layout including two staircases and two kitchens there be a condition that the property is to be used as one family property.

F/TH/23/0883 Land East of Parking Bay, Canterbury Road, West, Minster –

Variation of condition 3 of approved planning permission for F/TH/22/1454 'Temporary change of use of agricultural land to store timber' to extend the time of the permission to store timber on the site for a further 12 months- **NO OBJECTION**

TCA/TH/23/1048-Abbey Dental care, 16 High street, Minster –

3 No sycamores (T1,T2, and T3) – Reduce down to a 6m pollard, 1No sycamore tree (T4) – reduce westerly facing stems down to 6m pollard - **SUPPORT**

ANY OTHER BUSINESS

Committee Chairman

Time Concluded 8.16pm