

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

**Minutes of the Meeting of the Committee held at 7 p.m. on Monday 18<sup>th</sup> September 2023**

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

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

**Also present: Kyla Lamb (Parish Clerk)**

**133. APOLOGIES**

Cllr Jones.

**134. MEMBERS' INTERESTS**

None declared.

**135. MINUTES**

**RESOLVED: That the minutes of the Planning, Highways and Transportation Committee meeting held on 21<sup>st</sup> August 2023 be approved and signed by the Chairman.**

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

The Clerk reported that a response had been received from Iain Livingstone, explaining that they are reviewing all Sunningdale sites as they are due a number of contributions which are being pursued across the district. He will revert to MPC when the information is consolidated with an update specifically on Eden Grove. There is no further update on Heronsbrook or Hoo Farm.

**137. HIGHWAYS IMPROVEMENT PLAN**

Members considered the reviewed Highways Improvement Plan (HIP). (The updated plan with comments had been circulated with the agenda).

The Clerk reported that a traffic count survey is currently being carried out in the Lanes. When the results are available a meeting will be arranged with Lezanne Cesar (KCC Community Engagement Officer) hopefully face to face if Cllr Crow-Brown can arrange this or via teams.

The Chairman went through each outstanding item, the Clerk agreed to ensure that the vegetation at the junction of Sevenscore Roundabout was reported online as she had taken a photo, the lines refreshed at Jutes Lane junction had been reported and that the request for 30mph speed limit along the full length of Laundry Road has been requested. She further reported she had not seen PC Beth Ninnin to ask her to contact the owner of the audi parking at the junction of Watchester Lane, however the Clerk does pass there most mornings and has not seen the car parked on the road recently.

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

The Clerk had circulated notes of a meeting held with BDW on Thursday 14<sup>th</sup> September at the Parish office. Members felt this was an accurate summary of the meeting. The main point from the meeting was that Phase 2 will increase in numbers as a redesign has allowed an increase in numbers for BDW to achieve the total for both phases of 250 units which is what the site allocation was in the local plan. Understanding the drainage position with the increased numbers is important. A drainage engineer should be at the public consultation event being held on 20<sup>th</sup> September at the village hall to answer more detailed questions. It was noted that Southern Water can take up to 2 years to make improvements in a design phase. Cllr Ingleton wis keen to receive more detailed information on the bridlepath proposals, the extension of the cemetery

transfer and relocation of reptiles and the possibility of more of a mixture of brick colours in the build.

**139. EDEN GROVE – SUNNINGDALE DEVELOPMENT**

Cllr Ingleton has been in contact with Michelle Low who is representing the residents of Eden Grove. The Eden Grove is one of the sites that has not been put into receivership. Strutt and Parker have been instructed to market the site including the finished and unfinished properties as a whole. Whoever takes on the site will be taking on the existing planning conditions and need to resolve the issues with drainage and road surface treatment.

**140. EDEN GROVE AND CHENEY ROAD – PARKING FOR COMMERCIAL VEHICLES**

New developments have restrictive covenants in their deeds restricting parking of commercial vehicles if roads are not adopted. The Clerk reported that the Heronsbrook development has something similar, however some of the roads are now adopted.

The clerk will circulate a map of the adopted roads on the development.

**141. HOO FARM DEVELOPMENT**

The bank next to the footpath incorrectly built has been strimmed.

**AGREED** to follow up our previous comment on F/TH/23/1097 Hoo Farm to enquire about a revised application for the footpath. Cllr bates will prepare a response for the Clerk to send to TDC.

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

Emergency repairs were carried out in Tothill Street with an unplanned road closure. KCC fined SW as they had no permit. The leak at the junction of Tothill St, Monkton Road and High Street will require 3-way traffic lights. We are awaiting notification of when this will go ahead. There are planned works with a road closure outside Singleton Close soon.

**143. SEALINK NATIONAL GRID**

Cllr Bates is attending an online briefing on the 26<sup>th</sup> September 2023. Structured comments on the proposals can be made following this.

**144. MANSTON AIRPORT DEVELOPMENT CONSENT ORDER**

Cllr Ingleton reported that there may be a decision on the DCO during the second week of October.

**145. GREEN WEDGES/VILLAGE SEPARATION CORRIDORS**

The Local Plan 2006 shows a village separation corridor between Minster and Monkton on the map and policy CC6 refers to this. This should be raised with TDC and be saved policy from this plan and included in the current Local plan. Cllr Quittenden asked for this to be referred to the full council for further consideration.

## 146. 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.

NONE

### Application(s) for Consideration

**F/TH/23/1118 - 1 Sevenscore Farm Cottages Ebbsfleet Lane North Ramsgate Kent CT12 5DN** - Variation of conditions 2, 3, 4 and 5 of planning permission F/TH/20/1068 for the "Erection of 1No 4bed detached dwelling with associated parking" to allow alterations to fenestration and materials. - **NO OBJECTION**

**F/TH/23/1123 - 4 Monkton Road Minster Kent CT12 4EA** - Change of use from existing retail store (Use Class E) to Dog Grooming Salon (Sui Generis) – **NO OBJECTION**

**F/TH/22/1431 – 1 The Lane, Minster, Kent CT12 5EZ** – Erection of 11 No. industrial units (Use class E (g)) to the rear of the site together with associated, parking, cycle storage, hard standings, fencing and planting. **(AMENDED) – NO OBJECTION –**

Further to our previous submission in March 2023, Minster Parish Council (MPC) has considered the above application again and still has NO OBJECTION to the proposal but subject to clarification and subsequent clarification on the following points prior to any Decision being made by the Local Planning Authority:

Environmental Issues:

- MPC is pleased to note an electric vehicle charging point provided to each unit.
- MPC considers that the development, through the proposed layout and aspect, presents a positive opportunity to enhance the electrical supply on the estate through the provision of photovoltaic panels, which for these units appears to be a missed opportunity.

Parking Issues:

- MPC notes the proposed parking provision and would require that a number of disabled parking bays are also included as there is no indication of any being provided to date.
- Also, it is evident through experience of the earlier phases of development in the locality that the geographic location and operational manner of the business park results in extensive on-street parking on both sides of Columbus Avenue. MPC recently responded to Kent County Council's Consultation on the North Thanet Link Relief Road (NTLRR) making a point that the current on-street parking on Columbus Avenue must be addressed if the NTLRR is to provide maximum benefit to traffic flow in the Acol area. MPC therefore considers that the proposed parking facilities associated with this application should be enhanced to avoid further on-street parking occurring and that the developer should undertake a review of the overall availability and parking demands in the locality.

Access Arrangements:

The application block plan shows the proposed site outlined in red and omits to show the access links to Columbus Avenue and The Loop. MPC notes that access to the development will be via the roundabout onto Columbus Avenue. However, MPC is concerned that The Loop/Merlin Way, which is not an adopted highway and potentially not in the control of the applicant, will become an attractive and unacceptable alternative

to using Columbus Avenue particularly if traffic flow on the NTLRR is persuasive. MPC wishes to understand how traffic management arrangements will be undertaken to prevent such an occurrence.

#### 147. PLANNING DECISIONS

Application for approval of Conditions 4 (Materials) and 5 (Landscaping) attached to Planning Permission F/TH/20/1068 for the erection of 1No 4bed detached dwelling with associated parking

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

**Ref. No: CON/TH/23/0940 | Received: Tue 11 Jul 2023 | Validated: Wed 12 Jul 2023 | Status: Refused**

Erection of a two-storey rear extension, first floor side projection and front porch together with alterations to fenestration

2 Red Cottages Thorne Hill Minster RAMSGATE Kent CT12 5DT

**Ref. No: FH/TH/23/0896 | Received: Mon 03 Jul 2023 | Validated: Wed 05 Jul 2023 | Status: Granted**

Erection of a single storey rear extension together with erection of dormer to rear elevation to facilitate loft conversion with 2No rooflights to front elevation.

3 Tollemache Close Ramsgate Kent CT12 5LX

**Ref. No: FH/TH/23/0777 | Received: Mon 12 Jun 2023 | Validated: Mon 10 Jul 2023 | Status: Granted**

Alterations to roof from hipped to gable, together with the erection of a dormer window with 3No. juliet balconies to the rear to facilitate loft conversion.

50 Greenhill Gardens Ramsgate Kent CT12 4EP

**Ref. No: FH/TH/23/0771 | Received: Fri 09 Jun 2023 | Validated: Tue 27 Jun 2023 | Status: Granted**

Temporary change of use of land for a period of 5 years to provide a HGV Driver Instruction and DVSA HGV Test Centre (Retrospective)

Land At Manston Airport on The South East Side Of Manston Road MARGATE Kent

**Ref. No: F/TH/23/0471 | Received: Fri 31 Mar 2023 | Validated: Fri 26 May 2023 | Status: Application Withdrawn**

Application for approval of Condition 8 (Surface Water Drainage) 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: CON/TH/23/0229 | Received: Mon 13 Feb 2023 | Validated: Tue 14 Feb 2023 | Status: Granted**

#### 148. 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.

**149. LATE APPLICATIONS**

**Ref. No: 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.

**NO OBJECTION**

**Ref. No: 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 alterations to the site layout (Retrospective)

**NO OBJECTION**

**Ref. No: 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)

**NO OBJECTION**

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**Committee Chairman**

**Time Concluded 8.15pm**