

MINSTER PARISH COUNCIL



The Parish Office
John Spanton Sports Pavilion
St Mildreds Road
Minster-in-Thanet
Ramsgate
Kent CT12 4DE

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Clerk to the Council: Kyla Lamb - MAAT

23rd November 2023

PLANNING, HIGHWAYS AND TRANSPORTATION COMMITTEE

Sir or Madam,

You are hereby summoned to attend a meeting of the Planning, Highways and Transportation Committee which will be held at the John Spanton Sports Pavilion, St Mildreds Road, Minster **at 7.p.m. on Monday 27th November 2023**, for the purpose of considering and passing such Resolution or Resolutions as may be deemed necessary or desirable with respect to the matters mentioned in the agenda.

Clerk to the Council

NOTE: Residents and members of the public are cordially invited to attend the meeting of the Committee.

AGENDA

1. APOLOGIES

To receive apologies for absence, if any.

2. MEMBERS' INTERESTS

To register any new interests, or deregistration, by Members.



3. MINUTES

To approve the minutes of the Planning, Highways & Transportation Committee meeting held on 30th October 2023 (**Appendix A**).

4. MATTERS ARISING

To consider any matters arising from the minutes of the meeting held on 30th October 2023.

5. SECTION 106 AGREEMENTS - HERONSBROOK SITE, EDEN GROVE AND HOO FARM

The Clerk will update members with any information received since the last meeting.

6. HIGHWAYS IMPROVEMENT PLAN

Following the Clerks meeting with Lezanne Cesar (Kent Highways Community Engagement Officer) the Highways Improvement Plan (HIP) has been updated and a review of the report from KAB on tactile paving has been emailed to the Clerk. (**copy of HIP and tactile paving summary attached**)

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

A copy of the appeal decision regarding the above site has been circulated by email. Cllr Ingleton will explain the relevance of this decision in relation to large scale applications for Minster.

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

The Chairman will update members.

9. LACK OF FOOTPATH BETWEEN ESMONDE DRIVE AND MANNOCK DRIVE

Mr Chris Bromley has asked for Minster Parish Council to consider the issue of the lack of a footpath between Esmonde Driven and Mannock Drive across Azcro House land.

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

The Chairman will update members on any information received since the last meeting.

11. EDEN GROVE – SUNNINGDALE DEVELOPMENT

The Chairman will update members on any information received since the last meeting.

12. HOO FARM DEVELOPMENT

The Chairman will update members on any information received since the last meeting.



13. SOUTHERN WATER- WORKS AND ACTIVITY IN THE PARISH

To receive any updates on works.

14. SEALINK – NATIONAL GRID

To receive any updates on consultations and information on the project.

15. MANSTON AIRPORT DEVELOPMENT CONSENT ORDER

The Chairman will update Members with the current position with the DCO.

16. PLANNING APPLICATIONS

To consider 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) to submit observations to the 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)

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

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

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

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

Erection of a single storey rear/side extension

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

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

Erection and display of 1No non illuminated temporary hoarding sign

17. PLANNING DECISIONS

The decisions since the last council meeting will be reported.



18. 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. The Clerk has circulated the response submitted to TDC. Members are asked to consider if they wish to make a comment to The Planning Inspectorate.

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

To consider any other enforcement issues that have arisen since the dispatch of the agenda.

19. LATE APPLICATIONS

To consider any late applications that may be received following the dispatch of the agenda.

The above applications can be viewed online at:-
<https://planning.thanet.gov.uk/online-applications/>

