PLANNING AND REGULATION COMMITTEE

Wednesday, 2nd December, 2026

10.00 am

Council Chamber, Sessions House, County Hall, Maidstone

AGENDA

PLANNING AND REGULATION COMMITTEE

Wednesday, 2nd December, 2026, at 10am
Council Chamber, Sessions House, County Hall, Maidstone

Ask for: **Hayley Savage**
Telephone: **03000 414286**

Membership (13)

Reform UK (7):	Mr M Logen (Chair), Mr W Chapman (Vice-Chair), Ms S Emberson, Mrs M Lawes, Mr T Mallon, Mr T Mole and Mr D Truder
Liberal Democrat (2):	Mr M Brice and Mr C Sefton
Restore Britain (2):	Mr D Burns and Mr P Thomas
Green (1):	Mr S Heaver
Conservative (1):	Mr H Rayner

UNRESTRICTED ITEMS

(During these items the meeting is likely to be open to the public

A. COMMITTEE BUSINESS

1. Apologies
2. Declarations of Interest by Members on items on the Agenda for this meeting
3. Minutes (Pages 1 - 28)
   (a) Planning Applications Committee - 22 July 2026
   (b) Regulation Committee - 16 October 2025
   (c) Regulation Committee Member Panel - 6 October 2025

(d) Regulation Committee Member Panel - 1 December 2025

(e) Regulation Committee Member Panel - 4 December 2025

(f) Regulation Committee Mental Health Guardianship Sub-Committee - 11 March 2026 (for noting)

4. Site Meetings and Other Meetings

B. GENERAL MATTERS

1. Changes to Planning Applications Committee Terms of Reference arising from the Town and Country Planning (Discharge of Local Planning Authority Functions (England) Regulations 2026) (Pages 29 - 42)

C. MINERALS AND WASTE APPLICATIONS

1. Full planning application for the development of a waste to hydrogen facility with associated ancillary infrastructure, a non-residential innovation and educational facility including offices, new junction onto Manston Road, access and internal roads, boundary treatments, landscaping and other associated works at land at Manston Road, Margate, Kent, CT9 4JW - TH/26/351 (KCC/TH/0050/2026) (Pages 43 - 136)

D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL

There are no applications for developments to be carried out by the County Council under consideration at this meeting.

E. MATTERS DEALT WITH UNDER DELEGATED POWERS

1. County Matter Applications (Pages 137 - 138)

2. County Council Development Applications (Pages 139 - 142)

3. Town and Country Planning (Environmental Impact Assessment) Regulations 2017 - Screen opinions adopted under delegated powers (Pages 143 - 144)

4. Town and Country Planning (Environmental Impact Assessment) Regulations 2017 - Scoping opinions adopted under delegated powers (Pages 145 - 146)

EXEMPT ITEMS

(At the time of preparing the agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public)

Benjamin Watts
Deputy Chief Executive
03000 416814

Tuesday, 24 November 2026