



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Environment Committee

Venue: The Council Chamber, the Custom House, Harbour Parade, Ramsgate.

Date: Wednesday 8 February 2017

Present: Councillors; Campbell, Connor, J Fairbrass, L Fairbrass, Falcon, Kennedy, Martin, Newman, L Piper, Shonk, Stummer-Schmertzing and Young.

Also in attendance; E. Richford – Assistant Town Clerk and D Williams – Technical Officer.

207 **APOLOGIES**

Apologies were received from Cllrs Brown and S Piper.

208 **DECLARATIONS OF INTEREST**

None declared.

209 **MINUTES**

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;

The minutes of the meeting held on 11 January 2017 (minutes 185 to 188) were agreed as a true record.

RESOLVED

210 **PARKWAY CONSULTATION / PRESENTATION**

The committee received an update presentation from Joe Radcliffe, KCC, on the Thanet Parkway station proposal for Cliffsend.

The plans shown were outline and following this second public consultation running from 25 January to 19 March a detailed planning application would be submitted with the station build expected to be completed by the summer of 2010.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;

The Assistant Town Clerk to complete the consultation document on behalf of the council. **RESOLVED**

Proposed by: Councillor Campbell **Seconded by:** Councillor Stummer-Schmertzinger that;

Ramsgate Town Council raises concerns over; the station being unmanned; safety of users, particularly lone travellers; the need for the station to be well lit, again for safety of users; the need for plenty of cycle spaces in order to encourage cycling in the area; people may be deterred from using a station with only automated ticket machines; the building design as seen, is not considered appealing; proximity to a possible airport appears to have been ignored.

RESOLVED

211 **DRAFT LOCAL PLAN**

The committee received an update from Cllr L Fairbrass.

It was noted that the consultation is in relation to proposed revisions which only relate to specific parts of the draft plan. Comments may be made on the whole draft plan before it is submitted for examination later in 2017.

Some public engagement sessions had already taken place the next being held at The Custom House on 14 February 2017, 1 – 4.30pm followed by sessions in Birchington, The Kent Innovation Centre and The Thanet Gateway plus an additional session at the Holiday Inn, Minster on 20 February, 1 – 5pm.

The update from Cllr L Fairbrass was noted.

212 **FREIGHT ACTION PLAN FOR KENT CONSULTATION**

The committee considered the consultation from KCC.

Proposed by: Councillor Campbell **Seconded by:** Councillor Martin that;

Members to email the Assistant Town Clerk with their comments which she will collate and then complete the consultation online on behalf of the council.

RESOLVED

213 **PLANNING APPLICATIONS**

F/TH/16/1740 – Land Rear of 36, Northwood Road, Ramsgate

Erection of a pair of semi-detached bungalows with access onto Northwood Road.

Proposed by: Councillor Campbell **Seconded by:** Councillor Martin that;

Ramsgate Town Council raises no objection to the application.

RESOLVED

It was noted that Cllr Shonk objected to the application.

F/TH/16/1759 – 91 West Cliff Road, CT11 9NS

Change of use from single dwelling to 4No. self contained flats.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Piper that;

Ramsgate Town Council raises no objection to the application.

RESOLVED

F/TH/16/1674 – 12 King Street, CT11 8NW

Change of use of land for the siting of tables, chairs, awnings and café barriers.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Piper that;

Ramsgate Town Council raises no objection to the application.

RESOLVED

L/TH/17/0047 – 29 – 31 Addington Street, CT11 9JL

Application for Listed Building Consent for repair works to external wall, removal of internal walls at ground floor level, repair works to existing stairs at ground/basement level and erection of wrought iron staircase to rear at ground/first floor level.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;

Ramsgate Town Council supports the application.

RESOLVED

FH/TH/17/0052 – 25 Canterbury Road East, CT11 0JX

Erection of single storey detached outbuilding to front of property.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;

Ramsgate Town Council strongly objects to the application on the grounds that it is considered to be out of keeping with the street scene.

RESOLVED

FH/TH/17/0025 – 15 Warre Avenue, CT11 0HD

Erection of a first floor pitched roof rear extension with balconys at first and second floor level, together with conservatory to rear.

Proposed by: Councillor Campbell **Seconded by:** Councillor Newman that;

Ramsgate Town Council raises no objection to the application considering this to be an impressive development of an isolated property.

RESOLVED

F/TH/17/0027 – Public Conveniences, High Street, St Lawrence

Excavation works to provide single storey basement.

Proposed by: Councillor Campbell **Seconded by:** Councillor Shonk that;

Ramsgate Town Council strongly objects to the application however, if approved, that the excavations underneath should be sound, robust and tested that they are able to hold the building above.

RESOLVED

F/TH/17/0028 – Public Conveniences, High Street, St Lawrence

Erection of mansard roof extension with dormer windows to front elevation to create a first floor level.

Proposed by: Councillor Campbell **Seconded by:** Councillor Shonk that;

Ramsgate Town Council strongly objects to the application however, if approved, that building enforcement rigorously manages the development ensuring that the conditions set are rigorously adhered to. Concerns were also raised over the enclosure of and loss of amenities for the nearby properties.

RESOLVED

F/TH/16/1755 – 62 Princess Margaret Avenue, CT12 6HX

Erection of building containing 3No flats, with new access and parking areas.

Proposed by: Councillor Campbell **Seconded by:** Councillor Newman that;

Ramsgate Town Council objects to the application considering it to be overdevelopment of a cramped site.

RESOLVED

F/TH/17/0127 – Bown of London, 1 Archway Road

Erection of a 3-storey building containing 3no. 1-bed flats to side of 1 Archway Road following demolition of existing garage.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;

Ramsgate Town Council raises no objection to the application.

RESOLVED

R/TH/17/0112 – Land Rear of 10 to 16, St Mildreds Avenue

Reserved matters application for the approval of 'Appearance and Landscape' (for Plot 2 only) of Planning Permission OL/TH/15/0213 'Outline application for erection of 2No. two storey dwellings, including access, layout and scale'.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;

Ramsgate Town Council raises no objection to the application but wishes it to be noted that it is disappointed that the TDC rejection was overturned on appeal.

RESOLVED

BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION AND THEREFORE A COMMENT OF 'NO COMMENT' IS RECORDED;

F/TH/16/1771 – 58 Park Road, CT11 9TJ

Variation of condition 1 attached to planning permission F/TH/16/0568 for retrospective application for erection of a detached dwelling with external alterations to allow for the completion of the development to increase by a further 2 years.

F/TH/16/1727 – Land Rear of 28 to 36, Bellevue Road

Application for variation of condition 1 of planning reference NM/TH/16/1686 'Application for a Non-material amendment of Planning Approval F/TH/12/0270, Erection of 5No. dwellings, to add condition 2, drawing numbers to decision notice' to amend the drawing numbers.

F/TH/17/0033 – Kings Fellowship, Kings Place, Ramsgate

Change of use from theatre (sui generis) to temple (D1) including the installation of roof lights and ventilation ducts to roof along with internal alterations.

FH/TH/17/0063 – 6 Nelson Crescent, CT11 9JF

Replacement of mono-pitch poly-carbonate kitchen roof with glazed roof to rear elevation and removal of lantern light over the rear basement and installation of two roof lights over the rear basement.

L/TH/17/0064 – 6 Nelson Crescent, CT11 9JF

Replacement of mono-pitch poly-carbonate kitchen roof with glazed roof to rear elevation and removal of lantern light over the rear basement and installation of two roof lights over the rear basement.

F/TH/17/0061 – 150 Newington Road, CT12 6PU

Change of use from dwelling house (C3) to School annexe (D1) together with alterations to roof and addition of rear dormer.

TPO/TH/17/0045 – Ellington County Primary School, High Street, St. Lawrence

1No. Chesnut (T1) – Fell; 1No. Sycamore (T4) – Pollard; 1No. Sycamore (T5) - Fell

FH/TH/17/0030 – 58 Margate Road, CT11 7SG

Erection of single storey rear extension following demolition of existing.

L/TH/17/0011 – Montefiore Synagogue And Mausoleum, Honeysuckle Road

Application for Listed Building Consent to erect a 1.4m high metal fence and french drain parallel to existing wall between toilet block and public footpath adjacent to Synagogue.

F/TH/16/1766 – Land Adjacent To Mallisden, Haine Road

Erection of 3No detached dwellings and 2No attached dwellings, associated access, landscaping, re-routing of public footpath and provision of new footpath to front of site.

FH/TH/16/1751 – 7 Winterstoke Crescent, CT11 8AQ

Erection of single storey side and rear extensions together with erection of raised patio to rear following demolition of existing garage and conservatory.

F/TH/16/1716 – Garage Block Between 108 And 110, Clements Road

Erection of 1no. 2 bedroom detached house and 1no. 1 bedroom detached bungalow.

L/TH/16/1647 – Basement Flat, 17 Nelson Crescent

Application for Listed Building consent to replace existing gas fired central heating boiler with a new gas fired central heating boiler.

TCA/TH/17/0108 – 11 Cavendish Street, CT11 9AL

1No Holly – Crown reduce by 30% and reshape.

F/TH/16/1709 – Garages At, Kingston Close

Variation of conditions 2 attached to planning permission F/TH/14/0096 for erection of 9No. dwellings and associated parking following demolition of existing garages to allow for changes to the design and layout.

F/TH/17/0082 – Yo Yo Chinese Take Away, 197 St. Lukes Avenue

Erection of garage to rear following demolition of existing store room.

The Chairman closed the meeting at 8.50 pm.