



## **RAMSGATE TOWN COUNCIL**

### **Minutes of the Planning and Environment Committee**

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

**Date:** Wednesday 11 October 2017

**Present:** Councillors; Brown, Campbell, Connor, J Fairbrass, L Fairbrass, Martin, Newman, L Piper, S Piper, Shonk, and Young.

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

104 **APOLOGIES**

Apologies were received from Cllr Falcon.

105 **DECLARATIONS OF INTEREST**

Cllr Campbell declared a non pecuniary interest in Item 5 Town Clerk's Report in relation to Community Right to Bid – Chapel Place Gardens.

106 **MINUTES**

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

The minutes of the meeting held on 13 September 2017 (minutes 090 to 094) were agreed as a true record.

**RESOLVED**

107 **PLANNING APPLICATIONS**

**FH/TH/17/1251 – 13 Fitzroy Avenue, CT12 6AP**

Erection of first floor side extension, together with alterations to the roof, erection of rear dormer window and insertion of 2No. rooflights to front elevation.

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

Ramsgate Town Council raises no objection to this application.

**RESOLVED**

**F/TH/17/1350 – 8 Arklow Square, CT11 8PS**

Change of use from 2No. 3-bed maisonettes to 4-beds, together with alterations to the fenestration in the rear elevation.

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

Ramsgate Town Council opposes this application considering it to be overdevelopment.

RESOLVED

**F/TH/17/1141 – Former Ramsgate Swimming Pool. Newington Road**

Variation of conditions 2, 6 and 13 of planning approval F/TH/15/0006 'Erection of 2 storey fire station and training centre, with associated 2 storey training structures and vehicular parking following demolition of existing building' to allow for alterations to boundary treatment, together with provision and use of an emergency generator.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

**F/TH/17/1283 – Garage Block, Dundonald Road**

Erection of a detached dwelling following demolition of existing commercial unit.

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

Ramsgate Town Council supports this application.

RESOLVED

**F/TH/17/1359 - Homebasics, 25 – 27 Queen Street**

Erection of a two storey one-bed residential unit with associated parking and garden following demolition of existing storage building.

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

Ramsgate Town Council objects to this application considering it to be an inappropriate development, of poor design, in the Conservation area.

RESOLVED

**L/TH/17/1275 – 8 Spencer Square, CT11 9LA**

Retrospective application for Listed Building Consent for internal alterations.

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

Ramsgate Town Council objects to this application in the strongest terms. The development has severely damaged the listed character of a listed building. It is the opinion of Ramsgate Town Council that the Thanet District Council should consider prosecution of the applicant for damage caused to a listed building.

RESOLVED

**L/TH/17/1298 – 8 Vale Square, CT11 9BX**

Application for Listed Building Consent for replacement sash windows on ground floor and repairs to remaining existing windows, repairs to external render and repointing together with internal alterations and repairs including installation of steel support to basement and backfilling of deep shaft to rear of property.

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

Ramsgate Town Council supports this application.

RESOLVED

**F/TH/17/1337 – 13 Albert Court, CT11 9DN**

Erection of a flue.

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

Ramsgate Town Council makes no comment but with a recommendation that the Planning Officer determines this application.

RESOLVED

**F/TH/17/1370 – Lord of the Manor, Canterbury Road East**

Change of use of existing dwelling to create 4No. 2-bed terrace dwellings with associated parking and gardens together with erection of first floor rear extension.

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

Ramsgate Town Council raises no objection to this application considering it to be a much needed improvement.

RESOLVED

**F/TH/17/1397 – Dock Hereditament and Premises, Port of Ramsgate, Royal Harbour Approach**

Change of use to a 90 space lorry and coach park for a temporary period of 24 months.

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

Ramsgate Town Council supports this application with the caveat that the tunnel maintenance is undertaken at night and that access to the parking area is not made via Military Road at any time.

**RESOLVED**

**L/TH/17/1352 – 1 Albion Place, CT11 8HQ**

Application for listed building consent for alterations and repair to roof together with alterations to front balcony, replacement of rear basement window and alterations to first floor rear bay window.

**FH/TH/17/1353 – 1 Albion Place, CT11 8HQ**

Erection of detached garage following demolition of existing together with alterations to boundary wall.

**L/TH/17/1354 – 1 Albion Place, CT11 8HQ**

Application for listed building consent for the erection of a detached garage following

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

Ramsgate Town Council supports the three applications considering this to be a sympathetic renovation of a listed building.

**RESOLVED**

**F/TH/17/1399 – 33 St Mildreds Avenue, CT11 0HS**

Erection of a three storey building containing 6No 2-bed and 1No 3-bed self contained flats.

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

Ramsgate Town Council opposes this application considering it to be overdevelopment of a single dwelling site.

**RESOLVED**

**F/TH/17/1366 – 156 King Street, CT11 8PJ**

Change of use from retail unit with owner's accommodation to 2No. two-bed flats together with erection of a rear ground floor side extension & raising roof existing to provide third storey living space.

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

Ramsgate Town Council supports this application considering this area of King Street to be more suited to residential than retail premises. RESOLVED

**FH/TH/17/1432 – 46 Downs Road, CT11 0LT**

Erection of two-storey side and single storey front extension following demolition of garage.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

**F/TH/17/1427 – 32A King Street, CT11 8NT**

Change of use from retail (Use Class A1) and restaurant (Use Class A3) to hot food Takeaway (Use Class A5) at ground floor together with 1No 2-bed ancillary flat at first floor together with installation of replacement shop front, and the installation of rails and a timber door canopy to rear at first floor level.

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

Ramsgate Town Council raises no objection to the building alterations but strongly objects to the proposed opening hours of the hot food takeaway business. Ramsgate Town Council considers that opening hours should be to no later than midnight for any day of the week. Ramsgate Town Council requests that a condition be placed on the planning permission, if granted, that rubbish collection is the responsibility of the business. RESOLVED

**BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION AND THEREFORE RAMSGATE TOWN COUNCIL MAKES NO COMMENT;**

**A/TH/17/1294 – Westwood Cross Shopping Centre, Westwood Cross, Margate Road**

Erection and display of 2No illuminated welcome signs to replace existing.

**A/TH/17/1398 – 66A West Dumpton Lane, CT11 7DF**

Erection and display of 1No. externally illuminated fascia sign to front elevation.

**F/TH/17/1333 – 16 Mayforth Gardens, CT11 0LL**

Erection of single storey rear extension following demolition of existing glazed link together with alteration of hipped roof to gable and insertion rear dormer window.

**FH/TH/17/1428 – 13 Claremont Gardens, CT11 0BP**

Erection of porch to front elevation.

**FH/TH/17/1388 – 12 Winterstoke Crescent, CT11 8AQ**

Erection of single storey rear extension.

108 **TOWN CLERK'S REPORT**

The Committee received an update presentation and handouts from Louisa Hrabowy, the Ramsgate HAZ Officer, in relation to the five year Heritage Action Zone programme. The programme is in partnership with Heritage England, the Town and District Councils and local partners, using the town's historic environment to stimulate and support economic, social and cultural regeneration.

Members were keen to be included in the process and suggested regular updates from the HAZ Officer, Ramsgate Coastal Communities Team and the Neighbourhood Planning Group to be brought before the committee.

**Community Right to Bid – Chapel Place Gardens**

The Bid was considered by the committee.

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

Ramsgate Town Council supports the bid.

**RESOLVED**

The Chairman closed the meeting at 8.30pm.