



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Environment Committee

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

Date: Wednesday 12 July 2017

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

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

056 **APOLOGIES**

Apologies were received from Cllrs Falcon, Fenner, Martin, Stummer-Schmertzing and Young.

057 **DECLARATIONS OF INTEREST**

None declared.

058 **MINUTES**

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

The minutes of the meeting held on 14 June 2017 (minutes 041 to 044) were agreed as a true record with the amendment as discussed.

RESOLVED

059 **PLANNING APPLICATIONS**

F/TH/17/0779 – Little Newlands Piggery, Newlands Lane

Change of use of land for the siting of caravans for residential purposes for 1no. residential family gipsy pitches, comprising 1no. mobile home, 1no. touring caravan together with the erection of a single storey building to provide ancillary utility/dayrooms and formation of hard standing.

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

Ramsgate Town Council finds this application unacceptable and is opposed to the erection of a single storey building on green wedge land making the site unsuitable for a caravan. The Council is obliged to protect the green wedge in its Local Plan.

RESOLVED

F/TH/17/0785 – The Sir Stanley Gray, Pegwell Road

Erection of beach hut style kiosks on existing sun deck.

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

Ramsgate Town Council raises no objection to this application and welcomes investment in Ramsgate.

RESOLVED

L/TH/17/0786 – The Sir Stanley Gray, Pegwell Road

Application for Listed Building Consent for erection of beach hut style kiosks on existing sun deck.

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

Ramsgate Town Council raises no objection to this application and welcomes investment in Ramsgate.

RESOLVED

FH/TH/17/0703 – 116 Dumpton Park Drive, CT11 8BH

Erection of a first floor side extension with pitched roof and balcony at first floor level with glass balustrade, balcony addition to first floor rear elevation with glass balustrade, porch extension to front elevation, alterations to fenestration including doors to access balconies and removal of chimney.

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

Ramsgate Town Council raises no objection to this application and welcomes the redevelopment.

RESOLVED

F/TH/17/0788 – 3-4 Chatham Place, CT11 7PT

Change of use of former Working Men's Club (use class D2) into 8 self contained flats together with alterations to the rear elevation and fenestration.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

L/TH/17/0789 – 3-4 Chatham Place, CT11 7PT

Application for Listed Building Consent for external works to rear including removal of stairs to first floor and replacement of door with window along with internal alterations to facilitate the change of use to 8 self contained flats.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

FH/TH/17/0873 – 30 Vale Square, CT11 9DB

Erection of second storey extension to rear together with alterations to roof including dormer window to front elevation New dormer window.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

FH/TH/17/0803 – 46 Rydal Avenue, CT11 0PX

Erection of single storey front and rear extensions.

Committee noted that there were no plans on UKPlanning website and the Planning Department TDC did not respond to a request for plans/further information. This meant that the Committee could not consider the application. Application to return to Committee on 9 August for consideration and comment as long as the TDC Planning Department supplies the information necessary for it to be considered.

F/TH/17/0835 – 122 – 142 Newington Road, CT12 6PP

Variation of conditions 2, 17 & 19 of planning reference F/TH/16/0867 'Erection of a primary school to provide up to 420 school places for children aged 4 to 11 years.' to allow alterations to pedestrian access, School Travel Plan and also pupil start and finish times.

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

Ramsgate Town Council is disappointed that conditions 17 and 19 have been removed.

RESOLVED

FH/TH/17/0894 – 2 Picton Road, CT11 9SZ

Erection of outbuilding to rear.

Proposed by: Councillor S Piper **Seconded by:** Councillor Kennedy that;

Ramsgate Town Council raises no objection to this application.

RESOLVED

F/TH/17/0768 – Land Adjacent 49, Manston Road

Erection of 1No two-storey dwelling.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

F/TH/17/0746 – Land Adjacent 35 Victoria Parade

Erection of 2no. detached dwellings, with associated off-street parking.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

F/TH/17/0809 – Land Rear of 86 to 88, Ellington Road

Erection of a two storey dwelling.

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

Ramsgate Town Council is concerned that the application has not changed and repeats its previous comment from 6 December 2017, applying it to this application; Ramsgate Town Council raises concerns over emergency vehicle access.

RESOLVED

F/TH/17/0843 – Units 19 and 32, Military Road

Retrospective application for the change of use of retail and restaurant/café (Use Class A1 & A3) to a mixed use retail, restaurant/café and bar (Use Classes A1, A3 and A4).

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

Ramsgate Town Council raises no objection to this application and supports the redevelopment of Military Road and the night time economy.

RESOLVED

F/TH/17/0680 – 3 Chapel Place, CT11 9RY

Removal of shopfront and replacement window and door.

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

Ramsgate Town Council strongly objects to this application which is considered to be outside the parameters of a conservation area and is an inappropriate redevelopment of an existing shop.

RESOLVED

F/TH/17/0881 – Flat 1, 22 Vale Square

Application for change of use of lower ground and basement floors, from single residential unit to 2no. self contained flats. Together with installation of metal railings to the front and rear elevation.

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

Ramsgate Town Council considers this application to be inappropriate development in the 21st Century.

RESOLVED

L/TH/17/0882 – Flat 1, 22 Vale Square

Application for listed building consent for the installation of metal railings to front and rear elevations, together with internal alterations.

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

Ramsgate Town Council considers this application to be inappropriate development in the 21st Century.

RESOLVED

L/TH/17/0910 – 8 Royal Road, CT11 9LE

Application for Listed Building Consent for alterations to basement including removal of partition wall and spine wall with the installation of an RSJ, replacement flooring, extension of step in staircase lobby and replacement timber lintel to outside w/c.

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

Ramsgate Town Council supports this development of a Listed building in the conservation area.

RESOLVED

F/TH/17/0903 – 124 High Street, CT11 9UA

Change of use from offices (Class B1) at ground floor to a one bedroom residential flat (Class C3).

Proposed by: Councillor Campbell **Seconded by:** Councillor S Piper that;
Ramsgate Town Council raises no objection and welcomes this development.

RESOLVED

F/TH/17/0890 – 88 Queen Street, CT11 9ER

Erection of mansard roof, following demolition of roof structures.

Proposed by: Councillor Campbell **Seconded by:** Councillor S Piper that;
Ramsgate Town Council raises no objection to this application.

RESOLVED

FH/TH/17/0913 – 2A Lyndhurst Road, CT11 8EA

Erection of second floor, and installation of balcony to first and second floor, together with erection of single storey rear extension.

Proposed by: Councillor Campbell **Seconded by:** Councillor S Piper that;
Ramsgate Town Council raises no objection to this application.

RESOLVED

FH/TH/17/0929 – 59 Princess Margaret Avenue, CT12 6HX

Erection of a two storey side extension.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;
Ramsgate Town Council raises no objection to this application.

RESOLVED

CD/TH/17/0915 – 33 Chapel Place, CT11 9SB

Application for a certificate of lawful development for the change of use of Guest house to HMO.

The committee noted that no comment was required from RTC by TDC.

F/TH/17/0860 – Farleys, 46 – 54 Chatham Street

Change of use and conversion of Townley House from retail and storage to 10no. self-contained flats, following demolition of rear extensions, and erection of 9no. dwellings and 4no. self-contained flats, with associated parking, landscaping and

boundary treatment, following demolition of outbuildings to rear and 48-54 Chatham Street.

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

Ramsgate Town Council welcomes the redevelopment of this sensitive site and hopes that the development will be completed sensitively in respect of Townley House. Housing is very much needed in Ramsgate.

RESOLVED

L/TH/17/0861 - Farleys, 46 – 54 Chatham Street

Application for Listed Building Consent for the conversion of Townley House to 10no. self-contained flats, to include internal and external alterations following demolition of rear extensions and outbuildings.

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

Ramsgate Town Council welcomes the redevelopment of this sensitive site and hopes that the development will be completed sensitively in respect of Townley House. Housing is very much needed in Ramsgate.

RESOLVED

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

FH/TH/17/0646 – 8 Hillcrest Gardens, CT11 0DS

Erection of single storey front extension to create a porch and alteration to garage.

F/TH/17/0876 – 3 St Lawrence Avenue, CT11 0DL

Variation of condition 2 of planning permission F/TH/15/0325 for the erection of a first floor extension to allow alterations to first floor rear extension.

FH/TH/17/0830 – 51 Northwood Road, CT12 6RR

Erection of garage to side elevation.

FH/TH/17/0816 – 69 Winstanley Crescent, CT11 7ST

Erection of single storey and rear extension together with dormer window to rear slope and 2No. rooflights to front roof slope.

FH/TH/17/0823 – 5 Downs Road, CT11 0LS

Erection of conservatory to rear.

KCC/TH/0171/2017 – Foreland Fields School, Newlands Lane, CT12 6RH

Creation of a specialist playground facility on an area of existing amenity grass within the grounds of the school, including the lifting of natural turf and installation of a combination of wetpour and artificial turf play surfacing along with a range of fixed and free standing play equipment. The scheme also includes the relocation of an existing timber storage shed and the removal and relocation of a small section of internal fencing.

F/TH/17/0855 – 246 Hereson Road, CT11 7ET

Installation of new air conditioning unit within roof voids along with vents to west elevation.

TPO/TH/17/0954 – St Lukes Church, St Lukes Avenue

TH/TPO/20(1988) – 1No Horse Chestnut (T1) – Fell, 1No Sycamore (T2) – Fell

TPO/TH/17/0921 – Divine Retreat Centre, St Augustines Abbey St Augustines Road.

2 No. Sycamore (T1, T3) – Crown thin 25%

1No. Holm Oak (T2) – Crown thin 25%

060 **RIVEROAK STRATEGIC PARTNERS MANSTON AIRPORT 2017
CONSULTATION**

The committee considered the consultation feedback form and the responses below were RESOLVED to be sent to RiverOak Strategic Partners;

Q1 To what extent do you agree with our proposals for Manston Airport?

Strongly Disagree.

Q2 Do you have any comments on our Outline Business Case for reopening Manston Airport?

There is a serious lack of information; no costings of how this will be delivered in funding terms; no details of who will deliver the project; Ramsgate Town Council challenges the methodology used by Sally Dixon which states that there is a lack of freight capacity in the south east regional airports, as it believes this to be adequate.

Q3 Do you have any comments or suggestions about how we could maximise the social and economic benefit of reopening Manston Airport?

As Ramsgate Town Council strongly disagrees with the business case it does not believe that there will be any social nor economical benefits of reopening Manston Airport as a cargo hub.

Q4 Do you have any suggestions about how we could support the Spitfire and Hurricane Museum and the RAF Manston History Museum?

Ramsgate Town Council is aware that the current owners have gifted the land to the two museums and expect this to be honoured as well as the current footprint of the land as gifted.

Q5 Do you have any comments or suggestions about the potential impacts of the Project and our proposals to limit them?

Ramsgate Town Council considers there to be a lack of information for the mitigation proposals mentioned; no noise assessments; no flight path details; no environmental impact studies. Ramsgate Town Council believes this to be based on old out of date information and not on projection.

Q6 Do you have any comments on the possibility for limited night flights at Manston Airport?

Ramsgate Town Council considers night flights to be unacceptable as it is proven that residents living under flight paths experience damage to health. Ramsgate Town Council considers scheduled night flights to be unacceptable between 11 pm and 7 am.

Q7 Do you have any other comments about our proposals for re-opening Manston Airport?

Ramsgate Town Council considers there to have been insufficient consultation of Ramsgate residents; insufficient evidence of impact on highways, including Lord of the Manor; HGV movement impact; information on pollution from that many aircraft movements; no information on the teardown facility and what it will look like; misleading and contradictory information; information misleading on the number of jobs created locally; insufficient information on the impact on the Local Plan.

The Chairman closed the meeting at 8.40 pm.