



## **RAMSGATE TOWN COUNCIL**

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

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

**Date:** Wednesday 1<sup>st</sup> April 2026 at 7pm.

**Present:** Councillors: Albon, Austin, Hetherington, Makinson (Chair), Nixey, Shonk and Wing.

Also in attendance:

Councillor Green as an observer.

Mr D Williams, Deputy Town Clerk & Compliance Officer (minutes)

**078/26**

#### **APOLOGIES**

No apologies were received.

**079/26**

#### **DECLARATIONS OF INTEREST**

Councillor Nixey declared a non-pecuniary interest in Item 7(ii) Planning Application 102 Grange Road.

**080/26**

#### **MINUTES**

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 4<sup>th</sup> March 2026 (minutes 055/26 – 062/26) were received and considered.

**RESOLUTION:** The minutes were approved as a true record.

**081/26**

#### **MANSTON AIRPORT AIRSPACE CHANGE PROPOSAL – STAGE 3 CONSULTATION**

The committee received the consultation and a draft response from Councillor Green on the impacts to health, noise and the environment.

#### **RESOLUTION:**

- The committee agreed that Ramsgate Town Council will submit an objection to the CAA, using the submission created by Councillor Green. Councillor Green to meet with the Town Clerk to prepare the draft submission, which will be presented to Full Council on the 29<sup>th</sup> April for approval.
- The committee agreed that further advertising of the consultation was needed to residents, using Council media.

**082/26**

#### **HIGHWAYS IMPROVEMENT PLAN UPDATE**

The committee received an update on the Highways Improvement Plan, noting the clarification of the 'no entry' signs being replaced by Kent County Council at High Street/Hardres Street junction.

The committee also noted ongoing concerns about heavy traffic in the town centre causing road surface damage and was advised that encouraging residents to report defects through Kent County Council's online portal would strengthen the case for repairs, with escalation to Kent County Council, if no action is taken.

**RESOLUTION: The committee agreed to enquire about the process required to introduce a weight restriction, 20mph zone and repaving in the Town Centre.**

083/26

**NATIONAL GRID SEA LINK PROJECT HEARINGS**

The committee received a report with the submissions that were submitted to the National Grid Sea Link Project Hearings.

**RESOLUTION: The committee noted the report and wished for this information to be publicised as a public statement.**

084/26

**PLANNING APPLICATIONS**

**1. F/TH/26/0085 - Ramsgate Football Club, Southwood Stadium, Prices Avenue, CT11 0AN**

Erection of a single storey rear extension to the corner bar building and erection of a single storey building for medical use together with erection of a new fence, entrance gates and vendor parking spaces to create a fan zone area.

**RESOLUTION: Ramsgate Town Council opposes the outdoor fan zone due to the impact on neighbours. An indoor zone should be considered using noise reduction materials and planting of trees around the boundary perimeter.**

**2. F/TH/26/0134 - 102 Grange Road, CT11 9PX**

Change of use from a 6 bed dwelling (Use class C3) to a 8 bed HMO for 10 occupants (Use class Sui generis) together with enlarged vehicle crossover and formation of additional parking space.

**RESOLUTION: Ramsgate Town Council opposes this application due to overdevelopment and expresses concern on the size of the rooms and access to washrooms and showering facilities. It was suggested that this building might be better suited if it was divided into flats and would provide a better use of the space, without creating difficulties for parking in the surrounding area.**

**3. F/TH/26/0157 - Edith Lodge, Edith Road, CT11 0ET**

Erection of 2 bed two storey dwelling attached to Edith Lodge following demolition of existing garage, together with erection of front boundary wall, bin and bike storage and associated landscaping.

**RESOLUTION: Ramsgate Town Council recommends refusal on the grounds that the development is**

**disproportionate to the adjoining properties and has a detrimental visible effect on the street scene and has a lack of natural light.**

4. **F/TH/25/1211 - Bedford Inn, 29 West Cliff Road, CT11 9JP**  
Erection of 2no timber structures and raised decking to rear garden (Retrospective).  
**RESOLUTION: Ramsgate Town Council raises concern of overlooking and suggests the applicant installs screening on the new side of the development.**

There were no S106 Recommendations to be made.

- 085/26**     **KENT COUNTY COUNCIL STOPPING UP ORDER**  
The committee received the plans for the stopping up order and diversion for the length of public right of way TR26.  
**RESOLUTION: Ramsgate Town Council gives no comment.**

- 086/26**     **DATE AND TIME OF NEXT MEETING**  
Wednesday 13<sup>th</sup> May 2026 at 7pm.

Chair closed the meeting at 8:10pm.

**BELOW ARE PLANNING APPLICATIONS THAT WERE NOT BEEN CALLED IN FOR CONSIDERATION:**

1. **TCA/TH/26/0178 - 41 Camden Square, CT11 8HS**  
1 No. Willow (T1) - remove right limb back to main stem due to lateral tear which has led to severe decay, remove over extended left limb back to 1<sup>st</sup> or 2nd union to remove risk of failure due to excessive angle of limb and tip weight.
2. **TPO/TH/25/1368 - 22 High Street, St Lawrence**  
TH/TPO/6(2007) - 1No Sycamore - Pollard Reduction of tree to 5 metres above ground.
3. **F/TH/26/0074 - 2 - 3 The Broadway, CT11 9JN**  
Erection of a single storey detached outbuilding to the rear for storage use (retrospective).
4. **F/TH/26/0112 - Land On The East Side Of 119, King Street**  
Variation of condition 2 of planning permission F/TH/20/1466 for the "Erection of a 3 storey rear extensions to provide 4 new dwellings together with the renovation and conversion of existing flats and houses and new access staircases, following the demolition of rear garages and rear ground floor flat." to allow changes to window materials from timber to upvc to internal courtyard elevations, and for consideration of material, joinery and rainwater goods details.
5. **L/TH/26/0156 - Inner Marina, West Pier, The Royal Harbour**

Application for Listed Building Consent for the erection of ramp access, fuel pontoon and handrails following removal of vertical ladder access to the boat hoist and pontoon.

- 6. F/TH/26/0090 - Rose Farm, Haine Road**  
Erection of an agricultural store.
- 7. FH/TH/26/0173 - 24 Holbrook Drive, CT12 6DY**  
Erection of single storey rear extension together with the erection of a single storey annexe in rear garden (Retrospective).
- 8. F/TH/25/0961 - Land West Of Thanet Offshore Wind, Port Of Ramsgate, Royal Harbour Approach**  
Erection of 1no three storey building (Use Class F) and 2no two storey buildings (Use Class B2 and E(c)(ii)) together with associated access, landscaping and parking.
- 9. F/TH/26/0051 - Estuary Services Ltd, Second Floor, 72 - 74 Harbour Parade**  
Replacement of timber balcony door sets to the second floor front elevation with double-glazed hardwood timber door sets and replacement of existing timber windows to the second-floor rear elevation with double glazed uPVC windows.
- 10. F/TH/24/1167 - Little Cliffsend Farm, Chalk Hill**  
Formation of internal access roads (part-retrospective).
- 11. DM/TH/26/0218 - Port Workshop, Port Of Ramsgate, Royal Harbour Approach**  
Application for prior notification of proposed demolition of 1no. building.
- 12. FH/TH/26/0216 - 9 Pegwell Road, CT11 0HY**  
Erection of a single storey rear and side extension following demolition of existing lean to.
- 13. F/TH/26/0172 - 26 High Street, CT11 9AG**  
Change of use from betting office (Sui Generis) to retail (Use Class E) at ground floor level, together with conversion of first floor to facilitate 1no. 2-bed self contained flat, including alterations to shop front to create separate access for the first floor flat, creation of first floor roof terrace and replacement of tiles on front elevation.
- 14. L/TH/26/0222 Port Workshop, Port Of Ramsgate, Royal Harbour Approach**  
Application for Listed Building Consent for demolition of Dock Office and installation of hard surfacing following the demolition.
- 15. F/TH/25/0961 - Land West Of Thanet Offshore Wind, Port Of Ramsgate, Royal Harbour Approach**

Erection of 1no three storey building (Use Class F) 2no two storey buildings (Use Class B2 and E(c)(ii)), and a substation, together with associated access, landscaping and parking.

**16. FH/TH/26/0242 - 199A Margate Road, CT12 6SY**

Alteration of roof from hip to gable together with erection of rear dormer to facilitate loft conversion.

**17. FH/TH/24/1432 - 1 High Street, St Lawrence**

Erection of garage following demolition of existing.

**18. FH/TH/26/0263 - 34 Nethercourt Farm Road, CT11 0RT**

Erection of single storey side and front extension, two storey rear extension and replacement of raised decking and external steps to rear.

**19. F/TH/26/0199 - Flat 1, 20 Codrington Road**

Alterations to the rear decking at lower ground floor and ground floor level and to increase timber fence height to 1.8m (retrospective).

**20. FH/TH/26/0094 - 22 Albert Road, CT11 8DW**

Erection of a single storey rear extension following demolition of existing lean to.