



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Infrastructure Committee

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

Date: Wednesday 1st July 2026 at 7pm.

Present: Councillors: Austin, Hetherington, Makinson (Chair), Wing and Shonk.
Also in attendance:
Miss L Fidler, Town Clerk & RFO (minutes)

183/26 **APOLOGIES**

Apologies were received from Councillor Albon (personal commitment) and Councillor Nixey (work commitment). There were no other apologies received.

184/26 **DECLARATIONS OF INTEREST**

There were no declarations of interest declared.

185/26 **MINUTES**

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 3rd June 2026 (minutes 147/26 – 151/26) were received and considered.

RESOLUTION: The minutes were approved as a true record.

186/26 **THANET DISTRICT COUNCIL – LOCAL PLAN TIMETABLE**

Members received the publication by Thanet District Council detailing the Local Plan timetable, setting out the stages for preparing a new Local Plan. Members were asked to note the information.

RESOLUTION: The local plan timetable was noted.

187/26 **PLANNING APPLICATIONS**

(i) **L/TH/26/0358 - 8 Liverpool Lawn, CT11 9HJ**
Application for Listed Building Consent for the replacement of uplighters to front elevation (Retrospective).
RESOLUTION: To raise no comment.

(ii) **FH/TH/26/0615 - 24 Codrington Road, CT11 9SP**
Erection of a two storey rear extension following demolition of existing.
RESOLUTION: To raise no comment

S106 Recommendations:

(iii) **OL/TH/26/0555 - Land To The East Of, New Haine Road, CT12 5FJ**

Variation of conditions 4, 6 and 9 of planning permission OL/TH/23/1606 for the "Outline application (with all matters reserved except access) for up to 9,253sqm of commercial floorspace (use class E(g) and B8), and a Health Campus comprising the erection of a primary medical care facility (Use Class E(e)), an extra care/assisted living building accommodating 70no. self-contained flats (Use Class C2), a 80no. bed care home (Use Class C2), and a childrens nursery (Use Class E(f)); together with associated amenity and open space provision, infrastructure works and parking provision" to allow for alterations to land use layout, phasing, height of nursery building, and drainage strategy.

RESOLUTIONS:

- a. **Ramsgate Town Council would like to understand the rationale behind the proposed changes, the reasons are opaque and we're concerned about why these changes are proposed.**
- b. **The Section 106 officer should be informed that safe footpaths, a crossing point, charging for mobility scooters, street lighting, access to public transport and an outdoor gym should all be considered in order to mitigate the impact of this development.**

(iv) R/TH/26/0515 - Land To The East Of, New Haine Road, CT12 5FJ

Approval of Reserved Matters application pursuant to outline permission OL/TH/23/1606 for the 'Outline application (with all matters reserved except access) for up to 9,253sqm of commercial floorspace (use class E(g) and B8), and a Health Campus comprising the erection of a primary medical care facility (Use Class E(e)), an extra care/assisted living building accommodating 70no. self-contained flats (Use Class C2), a 80no. bed care home (Use Class C2), and a childrens nursery (Use Class E(f)); together with associated amenity and open space provision, infrastructure works and parking provision' for the approval of appearance, landscaping, layout and scale of a storage unit (Use Class B8).

RESOLUTION: Ramsgate Town Council is concerned about the mass and the height of the proposal. The proposal should also be softened with green landscaping and water harvesting included.

(v) SPECIAL MOTION: F/TH/26/0518 - 23 - 25 Cavendish Street, CT11 9AL

Members were asked whether to suspend the necessary standing order to allow a matter to be considered that wasn't on the agenda. The matter in question was application F/TH/26/0518, which due to a miscommunication error had been left off the agenda.

RESOLUTION: As per Standing Order 10a(XV) to suspend the following standing order: *9b: "No motion may be moved at a meeting unless it is on the agenda and the mover has given written notice of its wording to the Proper Officer at least 5 clear days before the meeting. Clear days do not include the day of the notice or the day of the meeting."*

The application for 23-25 Cavendish Street was considered.

RESOLUTION: The Committee is please to see that no expansion to the site is proposed. However, most of the documents were unavailable to view, and so members were unable to consider the application fully. An extension to the deadline for consideration will be requested from TDC.

188/26

DATE AND TIME OF NEXT MEETING

Wednesday 5th August 2026 at 7pm.

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

- 1. FH/TH/26/0128 - 37 Victoria Parade, CT11 8AJ**
Variation of condition 2 of planning permission FH/TH/24/1410 for the "Erection of two storey front extension, two storey rear extension, roof extension and 2No. single storey side extensions together with alterations to fenestration" to allow the removal of 2no single storey side extensions and changes to proposed roof of two storey rear extension from pitched roof to flat roof.
- 2. FH/TH/26/0442 - 76 Highfield Road, CT12 6QT**
Erection of single storey side and rear extensions, relocation of front door and porch following demolition of existing garage, store and rear conservatory.
- 3. FH/TH/26/0576 - 56 Rydal Avenue, CT11 0PY**
Erection of front and rear dormers to facilitate loft conversion, together with erection of a single storey rear extension.
- 4. L/TH/26/0384 - 146 High Street, Ramsgate, Kent CT11 9TT**
Application for Listed Building Consent for reinstatement and repair of boundary wall.
- 5. TCA/TH/26/0563 - 4 Chapel Place Lane, CT11 9SE**
1 No. Cherry Laurel (T1) - Fell, 1 No. Silver Birch (T2) - 2 Metre Crown Reduction and pruning.
- 6. FH/TH/26/0480 - 18 Hobart Road, CT12 6NW**
Erection of a first floor balcony to front elevation.
- 7. PN01/TH/26/0601 - 45 Southwood Gardens, CT11 0BG**
Erection of single storey rear extension to extend 5.3m in depth, 3m to eaves and overall height of 3m.
- 8. L/TH/26/0558 - Former Customs Shed, West Crosswall, CT11 9LG**
Application for Listed Building Consent for erection of single storey portable cabin to house new marina office together with replacement windows and entrance door to existing marina office building which will serve as security office.
- 9. F/TH/26/0559 - 165 Grange Road, CT11 9PR**
Change of use from 1no 5-bed dwelling to 1no 4-bed dwelling and 1no 1bed flat at basement level.
- 10. F/TH/26/0565 - Community Centre, 18 - 20 Effingham Street, CT11 9AT**
Application for Listed Building Consent for the installation of solar panels and the demolition of 3No. outbuildings.
- 11. F/TH/26/0224 - 15 Park Road, CT11 7QN**

Erection of a detached single-storey annexe ancillary to main dwelling within the rear garden following the demolition of existing garage.

12. F/TH/26/0584 - Connex South East, Ramsgate Railway Station, Station Approach Road, CT11 7RE

Application for siting an InPost Parcel Locker.

13. PN12/TH/26/0509 - Tesco Superstore , Manston Road, CT12 6NT

Application to apply for a determination as to whether the prior approval of the local planning authority is required in respect of the installation of solar panels.

14. F/TH/26/0552 - Montefiore Synagogue and Mausoleum, Honeysuckle Road, CT11 8AA

Internal and external repairs together with installation of external steps to banked area.

15. FH/TH/26/0599 - 108 Dumpton Park Drive, CT11 8BA

Erection of a two storey rear extension together with glazed infill to balcony at first floor.

16. TPO/TH/26/0642 - Chatham House Grammar School, Chatham Street

Application for works to trees - 1 No Red Maple (T1) - 6 metre crown reduction

17. F/TH/26/0520 - Butterworth (regia) Ltd, 26 West Cliff Road

Change of use to 9no 2-bed self-contained flats, with erection of front and side extension at first floor level and a two storey rear extension following demolition of existing buildings, together with associated access, landscaping and parking.

18. FH/TH/26/0630 - 128 Hereson Road, CT11 7EE

Erection of single story extension together with dormer to rear

19. L/TH/26/0527 - 3 Paradise, CT11 9TX

Application for listed building consent for installation of 3 brick support piers to the basement.

20. FH/TH/26/0625 - 16 Honeysuckle Road, CT11 8AB

Erection of a single storey side and rear extension.