



## **RAMSGATE TOWN COUNCIL**

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

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

**Date:** Wednesday 13<sup>th</sup> May 2026 at 7pm.

**Present:** Councillors: 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)

**126/26**

#### **APOLOGIES**

Apologies were received from Councillor Albon (Personal). There were no other apologies received.

**127/26**

#### **DECLARATIONS OF INTEREST**

There were no declarations of interest declared.

**128/26**

#### **MINUTES**

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 1<sup>st</sup> April 2026 (minutes 078/26 – 086/26) were received and considered.

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

**129/26**

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

The committee received an update on the Highways Improvement Plan, noting its development into three key priorities but limited progress due to Kent County Council control and annual review timescales. Members also noted the HIP now contains over 100 items and includes issues outside its scope.

**RESOLUTION: The committee agreed to:**

- **note the report;**
- **arrange an in-person meeting with Kent County Council officers Lesanne Cesar and, if possible, Paul Valek, to clarify what action can be taken in relation to items currently listed in the Highways Improvement Plan, with Councillors Wing and Makinson and the Deputy Town Clerk in attendance;**
- **use the outcome of that meeting for committee to determine whether it is appropriate to prioritise a 20mph zone and/or a weight restriction in the town centre as a priority for future action; and**

- add the following resident requests to the Highways Improvement Plan, subject to confirmation that they meet the relevant criteria, and inform residents accordingly:
  - a yellow box junction at the Margate Road / Highfield / Coxes Lane junction;
  - road safety improvements on Grange Road, including measures to reduce speeding and improve safe crossing provision.

130/26

**PLANNING APPLICATIONS**

1. **TCA/TH/26/0349 – 13 Effingham Street, CT11 9AT**  
1 No. Eucalyptus Tree (T1) – Fell.  
**RESOLUTION: Ramsgate Town Council makes no comment.**
  
2. **F/TH/26/0197 – 334A Margate Road, CT12 6SQ**  
Conversion of five bed House in Multiple Occupation (HMO) into a 6 bed HMO (Retrospective).  
**RESOLUTION: Ramsgate Town Council raises objection to this application on the grounds of overdevelopment and the lack of washing facilities to the second floor.**
  
3. **F/TH/26/0313 – Bedford Inn, 29 West Cliff Road, CT11 9JP**  
Erection of a single storey rear extension.  
**RESOLUTION: Ramsgate Town Council makes no comment.**

There were no S106 Recommendations to be made.

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**DATE AND TIME OF NEXT MEETING**

Wednesday 3<sup>rd</sup> June 2026, immediately following the Asset Management Committee meeting, which will commence at 7pm.

Chair closed the meeting at 7:40pm.

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

1. **FH/TH/26/0238 - Bradford House, 74 Ellington Road**  
Erection of a 2-storey rear extension following demolition of existing extension and alterations to fenestration to the front elevation.
  
2. **F/TH/26/0184 - Westcliff Works, Addington Place**  
Application variation of condition 2 of planning permission F/TH/22/0602 for 'Erection of 4No part 3-storey, part 2-storey, 3-bed terraced dwellings, with associated parking and amenity space, and retention of existing flint wall along Hertford Place, following demolition of existing Class B2 workshop' to allow addition of air source pumps to front elevation.

- 3. F/TH/26/0256 - Old Stable Block, Montefiore Avenue**  
Change of use from offices to residential in connection with the existing dwelling.
- 4. L/TH/26/0257 - Old Stable Block, Montefiore Avenue**  
Application for listed building consent for internal alterations to facilitate change of use from offices to residential.
- 5. FH/TH/26/0334 - 135 Hereson Road, CT11 7EG**  
Erection of a single storey rear/side flat roof extension.
- 6. F/TH/26/0336 - Flat 3, 189 High Street**  
Replacement of external staircase and balustrade at first floor level to rear.
- 7. FH/TH/26/0301 – Garage & premises, Bellevue Avenue**  
Erection of 2no. 2 bed dwellings following demolition of existing garages.
- 8. F/TH/26/0319 – Barclays, 11-13 Queen Street**  
Installation of 30no solar panels and 6no air source heat pumps to roof, with 2no air source heat pumps to rear elevation.
- 9. F/TH/26/0355 – Vattenfall Land at Port of Ramsgate, Royal Harbour Approach**  
Siting of 50 containers and installation of temporary hangar structure.
- 10. F/TH/26/0375 – Hereson Family & Community Centre, Lillian Road**  
Installation of InPost Parcel Locker (Retrospective).
- 11. F/TH/26/0067 – 37 Rockstone Way, CT12 6NQ**  
Erection of 1no. 4 bed dwelling with vehicular access from Bengal road and associated parking and landscaping following demolition of existing side extension and detached outbuilding.
- 12. L/TH/26/0378 – St Augustine’s Abbey, St Augustine’s Road**  
Application for Listed Building Consent for re-tiling and repairs to existing roof slope, repairs, and replacement of rainwater goods together with installation of breathable membrane & insulation.
- 13. F/TH/26/0280 – 293A Margate Road, CT12 6TE**  
Erection of single storey detached outbuilding to the rear, to be used as an education centre.
- 14. FH/TH/26/0283 – 32 Abbots Hill, CT11 8HN**  
Replacement of PVC gutters and down pipes on rear extension, replacement of PVC soil pipe on rear elevation, replacement of plastic extract grilles on rear elevation together with retiling of existing entrance steps (retrospective).

**15. L/TH/26/0284 – 32 Abbots Hill, CT11 8HN**

Application for listed Building consent for removal and replacement of internal doors, removal of timber wardrobes, boxing in chimney to kitchen and bathroom, increase size of ensuite, tiling of existing entrance steps, rear extension, repainting front door, replacement of PVC gutters and down pipes on rear extension, replacement of plastic extract grilles on rear elevation (retrospective).

**16. F/TH/26/0365 – 53 – 55 High Street, CT11 9RJ**

Variation of conditions 2 and 17 of planning permission F/TH/24/1493 for the “Change of Use of existing bank (use class E(c)) to 1no 3 bed flat, 1no 2 bed flat and 4no 1 bed flats (Use Class 3) together with retention of commercial use (Class E) on part of ground floor” to allow alterations to internal layout and location of secure cycle parking facilities.

**17. L/TH/26/0366 – 53 – 55 High Street, CT11 9RJ**

Application for Listed Building Consent for Change of Use of existing bank (use class E(c)) to 1no 3 bed flat, 1no 2 bed flat and 4no 1 bed flats (Use Class 3) together with retention of commercial use (Class E) on part of ground floor.

**18. F/TH/26/0442 – 72 Highfield Road, CT12 6QT**

Erection of single storey side & rear extensions, relocation of front door & porch following demolition of existing garage, store & rear conservatory.