



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Infrastructure Committee

Venue: The Council Chamber, The Custom House, Harbour Parade, CT11 8LP

Date: Wednesday 2nd September 2026 at 7pm.

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

Also in attendance:

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

242/26 **APOLOGIES**

Apologies were received from Councillors Albon and Hetherington (personal commitment). There were no other apologies received.

243/26 **DECLARATIONS OF INTEREST**

There were no declarations of interest declared.

244/26 **MINUTES**

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 5th August 2026 (minutes 214/26 – 221/26) were received and considered.

RESOLUTION: The minutes were approved as a true record.

245/26 **HIGHWAYS IMPROVEMENT PLAN UPDATE**

i) Members received and considered a written report from Mr D Williams, Deputy Town Clerk & Compliance Officer, regarding pedestrianised town centre exemptions.

RESOLUTION: The clarification in the report was noted, and it was agreed that the following questions be raised with Kent County Council:

- 1) why Ramsgate's pedestrianised town-centre arrangements differ from those operating successfully in other towns;
- 2) whether the number, size and type of vehicles entering the pedestrianised area can be reduced, particularly where rear servicing access is available;
- 3) whether the permitted vehicle-access times can be reduced;
- 4) what permit or exemption arrangements apply to builders' and delivery vehicles, who issues and enforces them, and whether permits must be displayed;
- 5) what measures can prevent unauthorised vehicles from opening or passing through the gates;

- 6) **whether additional gates or other controls are required on all access roads to improve pedestrian safety;**
 - 7) **and whether a localised 20 mph limit can be introduced within the town centre.**
 - ii) Members received and considered a written report from Mr D Williams, Deputy Town Clerk & Compliance Officer, reviewing the priorities within the Highways Improvement Plan and setting out recommendations to consolidate duplicate and overlapping priorities and identify the next two priorities for Kent County Council to investigate or progress.
- RESOLUTION:**
- a) **The Committee agreed that duplicate and overlapping priorities within the Highways Improvement Plan be consolidated to create a more concise and strategic plan.**
 - b) **The Committee confirmed that a localised 20mph scheme should remain a priority and agreed to determine the remaining new priority at its next meeting, in time for submission to Kent County Council by October 2026.**

246/26

PLANNING APPLICATIONS

S106 Recommendations:

- (i) **F/TH/26/0769 - Argos, 58 High Street, CT11 9AG**
Demolition of existing building and erection of a five-storey building, accommodating a ground floor gym (Use Class E) together with 28 apartments (4 one bed and 24 two bed) to the upper floors, with associated cycle parking, servicing and landscaping.
- RESOLUTION:** Ramsgate Town Council supported the overall proposal and requested that Section 106 funding be used to help address town-centre parking pressures, including the potential opening of the Royal Harbour car park for overnight parking.

Councillor Shonk voted against.

247/26

THANET LOCAL PLAN SCOPING CONSULTATION 2026

Members considered Thanet District Council's invitation to participate in the New Thanet Local Plan Scoping Consultation, running from 24 August to 9 October 2026, and whether Ramsgate Town Council should submit a formal response on the proposed aims, objectives and priorities for the new Local Plan.

RESOLUTION: The Committee agreed that Ramsgate Town Council should accept the invitation to participate in the New Thanet Local Plan Scoping Consultation and that the matter be referred to Full Council to determine the Council's formal response.

248/26 KENT HIGHWAYS - WAITING RESTRICTIONS & PARKING PLACES

Members considered the documents on deposit and the proposal to extend the existing double yellow lines on the west side of Dumpton Park Drive between its junctions with Harebrook and Muir Road, and determined the Council's response.

RESOLUTION: The proposed waiting restrictions were noted, with a request that Kent County Council consider removing the remaining parking spaces between the Harebrook Avenue junction and Montefiore Avenue to improve visibility and highway safety.

249/26 COMMUNITY CENTRE MANSTON GREEN

Members received and considered information regarding the Community Hall Site secured through the Manston Green Section 106 Agreement and considered whether any further action was required.

RESOLUTION: The Committee agreed that further information be sought from FFT Management Limited regarding the proposed community centre, including the intended facilities, operation and community use, before the matter is considered further by the Council.

250/26 DATE AND TIME OF NEXT MEETING

Wednesday 7th October 2026 at 7pm.

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

- 1. F/TH/26/0630 - 128 Hereson Road, CT11 7EE**
Erection of a single storey rear extension together with rear dormer window to Childrens Home.
- 2. F/TH/26/0464 - 4 Hibernia Street, CT11 8HP**
Change of use of existing 1no. 3 bed dwelling to 1no. 1 bed and 1no. 3 bed self-contained flats, including erection of single storey front and rear extensions, installation of balcony, associated privacy screens and external staircase at the rear and alterations to fenestration.
- 3. F/TH/26/0688 - Flat 3, Thanet Court, Royal Esplanade, CT11 0EY**
Erection of a single storey rear extension to create a shower room.
- 4. FH/TH/26/0714 - 11 Priory Road, CT11 9PG**
Replacement of flat roof covering with repairs to timber frame.
- 5. TCA/TH/26/0793 - 5 Paradise, CT11 9TX**
2No Date Palms (T1, T2) – Fell
- 6. TCA/TH/26/0788 - 13 Beechcroft Gardens, CT11 7HE**
2No Sycamore (T1 & T2) - Reduce overhang from branches in to property 13 Beechcraft Gardens Ramsgate by approximately 3m.

- 7. FH/TH/26/0776 - 38A South Eastern Road, CT11 9QF**
Extension to existing decking in the rear garden (retrospective)
- 8. F/TH/26/0800 - 41 Rydal Avenue, CT11 0PX**
Retrospective application for siting an InPost Parcel Locker.
- 9. FH/TH/26/0802 - 55 Goodwin Road, CT11 0JJ**
Proposed Single Storey Rear Infill Extension, Rear Side Extension, Front Entrance Alterations and Associated Internal Reconfiguration.
- 10. F/TH/26/0679 - 15 Northwood Road, CT12 6RR**
Change of use of land for the siting of an outdoor seating area to the front elevation, enclosed by 2m high screens (retrospective).
- 11. F/TH/25/1334 - 154 King Street, CT11 8PJ**
Change of use from shop (Use Class E) to 1no. 1 bed unit and 1no. 2 bed unit (Use Class C3) together with erection of a second floor extension and three storey rear extension and replacement of fenestration, following the demolition of existing extension.