



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Infrastructure Committee

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

Date: Wednesday 5th August 2026 at 7pm.

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

Also in attendance:

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

214/26 **APOLOGIES**

Apologies were received from Councillors Nixey and Wing (personal commitment). There were no other apologies received.

215/26 **DECLARATIONS OF INTEREST**

There were no declarations of interest declared.

216/26 **MINUTES**

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 1st July 2026 (minutes 183/26 – 188/26) were received and considered.

RESOLUTION: The minutes were approved as a true record.

217/26 **HIGHWAYS IMPROVEMENT PLAN UPDATE**

Members received a written report from Mr D Williams, Deputy Town Clerk & Compliance Officer on matters relating to the Highways Improvement Plan. Members were asked to note the information and consider the recommendation for a 20mph limit investigation in the town centre.

RESOLUTION:

- a) The report was noted.
- b) The committee determined that a 20mph limit in the town centre should be prioritised as a future Highways Improvement Plan priority for investigation.
- c) Officers were requested to seek clarification from KCC on the permit and exemption arrangements for delivery vehicles accessing the pedestrianised town centre area.

218/26 **PLANNING APPLICATIONS**

(i) F/TH/26/0518 - 23 - 25 Cavendish Street CT11 9AL

Change of use from offices (use class E) to 3no. 1 bed flats, 1no. 2 bed flats and 2 no. 3 bed flats, with repairs to existing windows,

doors and metal work, installation of window and doors to basement, provision of a bike and bin stores, following demolition of existing porch.

RESOLUTION: Ramsgate Town Council raised no objection to the application.

(ii) F/TH/26/0661 - Land To Rear Of, 41 - 45 High Street, CT11 9AG

Erection of 3no 3 bed dwellings with roof terraces and balconies following demolition of existing structures.

RESOLUTION: Ramsgate Town Council objected to the application on the grounds that the proposed building was bland and bulky, lacked character, and would not enhance the street scene. Ramsgate Town Council was pleased to see an application brought forward for the site and supported the principle of residential use, but considered that the design of the building could be improved.

Councillor Makinson voted against the motion.

(iii) F/TH/26/0730 - 473 Margate Road, CT12 6SP

Change of use from a 6 bedroom dwelling (Use class C3) to a 8 Bedroom HMO for 8 occupants (Use Class Sui Generis).

RESOLUTION: Ramsgate Town Council raised no objection to the application.

Councillor Shonk voted against the motion.

(iv) TCA/TH/26/0674 - 50 West Cliff Road, CT11 9NT

1No Wild Cherry (T1) - Crown reduction of 3 to 4 metres

1No Sycamore (T2) – Fell

1 No Willow (T3) – Fell

1 No Holly (T4) – Fell

RESOLUTION: Ramsgate Town Council raised no objection to the application.

S106 Recommendations:

(v) R/TH/26/0668 - 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 Builders Merchant (Use Class B8).

RESOLUTION: Ramsgate Town Council raised no objection to the application.

Councillor Shonk voted against the motion.

219/26 NEIGHBOURHOOD PLAN

Members received a report from Miss L Fidler, Town Clerk & RFO, providing an update on the Ramsgate Neighbourhood Plan. Members were asked to note the information.

RESOLUTION: The report was noted.

220/26 PLANNING COMMITTEE REFORMS AND NATIONAL SCHEME OF DELEGATION

Members received a report from Miss L Fidler, Town Clerk & RFO, providing a brief update on Ramsgate Town Council's role, following the introduction of a National Scheme of Delegation under the Planning and Infrastructure Act 2025 and the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026. Members were asked to note the information.

RESOLUTION: The report was noted.

221/26 DATE AND TIME OF NEXT MEETING

Wednesday 2nd September 2026 at 7pm.

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

- 1. FH/TH/26/0485 - 8 Kent Terrace, CT11 8LU**
Installation of a 2no. Juliette balconies at first floor level on the front elevation (Retrospective).
- 2. FH/TH/26/0586 - 3 Warre Avenue, CT11 0HD**
Erection of two storey rear extension.
- 3. F/TH/26/0646 - 39 Hereson Road, CT11 7DP**
Change of use from a 3-bed dwelling (Use Class C3) to a 4-bed HMO for 4 occupants (Use Class C4).
- 4. F/TH/26/0682 - Maxims, 322 Margate Road**
Change of use of the existing ground floor retail unit (Use Class E) to hot food takeaway (Sui Generis), including replacement of the existing shopfront, installation of a roller shutter with shutter box, together with alterations and extension to existing rear projection and installation of an external extract ducting system to rear.
- 5. TCA/TH/26/0692 - 15 Augusta Road, CT11 8JP**
No. Sycamore Tree (T1) - 1 metre crown reduction.
- 6. TCA/TH/26/0629 - 6 Chapel Place Lane, CT11 9SE**
1 No. Holly (T1) Crown reduction by 1m over 3/4 of crown and 1.5m on the remaining 1/4 to the left side to balance the crown.

- 7. A/TH/26/0621 - Former Car Storage Site, Manston Road**
Erection and display of 2no. internally illuminated fascia sign, 1no. internally illuminated totem flag pole sign, 1no. internally illuminated poster display Unit, 3no. externally illuminated billboard sign and 1no. externally illuminated Billboard Sign.
- 8. A/TH/26/0683 - Maxims, 322 Margate Road**
Erection and Display of new internally illuminated fascia signage above shop front.
- 9. TPO/TH/26/0724 - Chatham House Grammar School, Chatham Street**
TH/TPO/6(2005) - 1 No. Norway Red Maple (T1) - 4.5 metre crown lift, 2-3 metre crown reduction.
- 10. L/TH/26/0652 - Community Centre, 18 - 20 Effingham Street**
Application for listed building consent for the installation of timber bi-fold doors with glazed fan light above to the front elevation following removal of existing fire bay doors.
- 11. L/TH/26/0722 - 1 High Street, St Lawrence**
Application for Listed Building Consent for erection of garage following demolition of existing garage.
- 12. F/TH/26/0660 - Booking Hall, Port Of Ramsgate, Royal Harbour Approach**
Change of use from Old Ferry arrival and departure lounge (Use Class Sui Generis) to house the Sea Cadets (Use Class F2) (Retrospective).
- 13. L/TH/26/0717 - 63 Plains Of Waterloo, CT11 8JE**
Replacement roof tiles and flashings, replacement gutters and installation of downpipe to front, installation of access hatch to roof, together with installation of rear rooflight (Part-retrospective).
- 14. FH/TH/26/0716 - 63 Plains Of Waterloo, CT11 8JE**
Replacement roof tiles and flashings, replacement gutters and installation of downpipe to front, installation of access hatch to roof, together with installation of rear rooflight (Part-retrospective).
- 15. FH/TH/26/0733 - 2 Beaufort Avenue, CT12 6ES**
Erection of dormer to rear and 3no rooflight to front to facilitate loft conversion, together with erection of a single storey rear extension and installation of cladding to side (Retrospective).