



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Infrastructure Committee

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

Date: Wednesday 7th January 2026 at 7pm.

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

Also in attendance:

Mr D Williams, Marketing & Communications Officer (minutes)

001/26

APOLOGIES

There were no apologies received.

002/26

DECLARATIONS OF INTEREST

There were no declarations of interest declared.

003/26

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 3rd December 2025 (minutes 288/25 – 294/25) were received and considered.

RESOLUTION: The minutes were approved as a true record.

004/26

HIGHWAYS IMPROVEMENT PLAN UPDATE

The committee received a report containing updates on matters relating to the Highways Improvement Plan from Miss L Fidler, Town Clerk RFO.

RESOLUTIONS:

- The information was noted.
- The committee agreed that moving traffic enforcement is something that should be requested for the town centre.
- The Chair of Council, Councillor Albon, will liaise with the Town Clerk and send a letter to Kent County Council regarding the high street and paving. This letter will raise that Ramsgate Town Council is consistently concerned with the state of the paving and would like to request to meet with Kent County Council officers to discuss.
- Councillor Shonk and Mole to invite the Kent County Council leader to carry out a ward walk to review the paving in the town centre.

005/26

**NATIONAL GRID SEA LINK PROJECT – DEVELOPMENT
CONSENT ORDER CHANGE REQUEST UPDATE**

The committee received the Planning Inspectorate's procedural decision accepting Change Request 1 to the Sea Link Development Consent Order application and the associated revisions to the examination timetable.

RESOLUTION:

- **The changes were noted.**
- **Ramsgate Town Council challenges the DCO. The Chair of Council, Councillor Albon, will liaise with the Town Clerk, with Councillors Green and Wing, to prepare a formal written objection and arrange to speak by 19 January 2026.**

006/26

PLANNING APPLICATIONS

1. **F/TH/25/0289 - Flats 34 To 82, Queensbridge Drive, CT11 9TU**
Installation of 6no. shared panel antenna, 4no dishes, 3no. unilateral cabinets and telecommunications ancillary equipment.
RESOLUTION: Ramsgate Town Council objects to this application, repeating its previous comment 'Ramsgate Town Council strongly objects to this development due to the impact on the skyline. We appreciate the need for mobile internet access; however, this should not be in a conservation area.'

2. **F/TH/25/1320 - 84 - 86 Queen Street, CT11 9ER**
Replacement of windows from painted timber to UPVC to the 1st, 2nd and 3rd floor front elevation.
RESOLUTION: Ramsgate Town Council raises no comment.

S106 Recommendations:

3. **R/TH/25/0938 - 143 - 147 High Street, CT11 9TY**
Application for the reserved matters of outline application OL/TH/20/1708 for the erection of a 4 storey block containing 6 No 2bed flats and 4 No 1bed flats including access, appearance, layout and scale, following demolition of existing building for the approval of landscaping.

RESOLUTION: Ramsgate Town Council raises no comment.

4. **F/TH/25/1090 - Isle Of Thanet Flour Mills, Margate Road, CT11 7RR**

Variation of conditions 11 and 12 of planning permission F/TH/07/0420 for the 'Residential redevelopment of site to provide a total of 72 apartments and 17 dwelling houses comprising; change of use, partial demolition, extension & residential conversion of main mill building and residential conversion of ancillary office buildings, erection of residential units to Kings Road and Margate Road frontages, erection of two apartment buildings of 3 to 10 storeys and 3 to 6 storeys in height and a terrace of dwelling houses at 3 and 4 storeys in height

(following demolition of existing grain silos, wheat feed and machinery buildings), alterations to existing access onto Margate Road and provision of pedestrian and cycle access from Kings Road, provision of 92 parking spaces including underground parking for 48 vehicles, associated land excavation and landscaping' to allow changes to the hard and soft landscaping.

RESOLUTION: Ramsgate Town Council raises no comment.

5. R/TH/25/1310 - Land To The East Of, New Haine Road, CT12 6QU

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.

RESOLUTION: Ramsgate Town Council raises no comment.

Councillor Wing raised the issue of annual documentation relating to the expenditure of Section 106 monies under recent agreements and requested clarification on how funds had been spent over the last year.

RESOLUTION: The relevant Section 106 expenditure information for the previous year be requested and included as an agenda item for the next meeting.

007/26

SPECIAL MOTION – PLANNING APPLICATION CALLED IN BY COUNCILLOR AUSTIN - F/TH/25/1313

RESOLUTION: As per Standing Order 10a(XV) “to suspend a particular standing order (unless it reflects mandatory statutory or legal requirements) Committee resolves to suspend the following standing order, in order for Councillor Austin’s motion to be considered;

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”.

F/TH/25/1313 - 36 Liverpool Lawn, CT11 9HJ

Change of use from 1no 4-bed dwelling (Use Class C3) to 5-bed HMO (Use Class C4).

RESOLUTION: Ramsgate Town Council objects to the proposal on the grounds of overdevelopment and its unsuitability for an HMO, including concerns regarding proximity to an existing HMO, inadequate bicycle storage, and potential fire safety issues. The

proposal is also considered to conflict with the Local Plan policy, as it is located within 100 metres of an existing HMO.

RESOLUTION: Standing Orders reinstated, and the meeting recommenced as per the agenda.

Notes:

Councillors' comments on planning applications, and the resulting resolutions, are based on the information available at the time of the meeting.

A list of applications that were not called in for consideration can be found as an addendum to the official Minutes.

008/26 **DATE AND TIME OF NEXT MEETING**
Wednesday 4th February 2026 at 7pm.

Chair closed the meeting at 8pm.

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

F/TH/25/1099 - Clarendon House Grammar School, Clarendon Gardens
Replacement of all external lighting and fittings to main building, extensions and storage area.

L/TH/25/1100 - Clarendon House Grammar School, Clarendon Gardens
Application for Listed Building consent for the replacement of all external lighting and fittings, replacement and upgrade of electrical systems, installation of grid ceilings and lighting within new ceilings, together with replacement of fire alarms, heating system and radiators

FH/TH/25/1292 - 15 Warre Avenue, CT11 0HD
Installation of Balustrades to first and second floor.

TPO/TH/25/1233 - Ellington County Primary School , High Street, St Lawrence

TH/TPO/6(2007) 1No Sycamore (T006) - Crown reduction by approximately 5-6 metres.

1No Lime (T009) - Pollard to 9 to 10 metres.

1No Lime (T010) - Pollard to below the old wound and co-dominant stem leaving laterals at pollard/pruning points to form a new crown.

1No Robinia (T015) – Crown reduce by 4 to 5 metres.

1No Sycamore (T018) – Fell.

TPO/TH/25/1294 - Homefleet House, Wellington Crescent

TH/TPO/1(2009) 2No Alnus glutinosa (Common alder) (T1, T2) - Re-Pollard trees to previous points of 4.5-6 metres from ground level. Crown reduction from 3m to 2m approx.

TCA/TH/25/1295 - Homefleet House, Wellington Crescent

3No Alnus glutinosa (Common alder) (T1, T2, T4) And 1No Quercus ilex (Holm oak) (T3) - To Re-Pollard these trees to previous points of 4.5-6metres from ground level.

FH/TH/25/1248 - 21 Central Road, CT11 7SE

Erection of a 2 storey pitched roof rear extension following demolition of existing.

TCA/TH/25/1300 - Albion Place Gardens , Albion Place

1No Cornelian Cherry (T291) - Remove dying stem, leaving 30cm stub.

TCA/TH/25/1311 - Charlotte Court

605 - Wattle- Slender: Crown reduction by 1-2m.

607 - Liquidambar- Prune to give 0.25m clearance to BT wires. Crown reduction by 1-2m.

609 – Plum - Prune to clear lamp column by 0.5m. Prune branches in direct contact with wall to give 0.25m clearance.

F/TH/25/1211 - Bedford Inn, 29 West Cliff Road

Erection of 2no timber structures and raised decking to rear garden (Retrospective).

FH/TH/25/1330 - 23 Windermere Avenue, CT11 0PL

Erection of a single storey side extension and porch to front elevation.

F/TH/25/1274 - St Lawrence Tavern, High Street, St Lawrence

Variation of condition 2 of planning permission F/TH/25/0955 for the "Installation of 1.5 metre and 2.2 metre high timber weatherboarding screens to side and front elevations of existing timber pergola, and erection of 2 metre high timber fence and gates to side bin store area (Partly retrospective)" to allow retention of digital screens within pergola for silent advertising purposes.

FH/TH/25/1326 - 2 Silverdale Road, CT11 0NF

Alterations to existing garage to provide a habitable room together with alterations to fenestration

TCA/TH/25/1319 - Liverpool Lawn Gardens, Liverpool Lawn

663 - Horse chestnut - Topped at approx. 6m With 4m reiterative growth- Re-pollard at old topping points.

665 - Lime – common - Remove epicormic growth up to 6m AGL.

670 – Sycamore - Historically topped at approx 6m above ground level with 9m regrowth. Re-pollard approx. 0.5m above old topping points.

672 - Cherry – wild - Prune to clear BT wires by 0.5m.

FH/TH/25/1305 - 50 Royal Esplanade, CT11 0HH

Erection of a first floor rear extension to facilitate loft conversion, erection of bay window and alterations to existing balustrade to front at first floor level with inset balcony to front and 2no Juliette balconies to rear.

F/TH/25/1289 - Westwood Cross Shopping Centre, Westwood Cross, Margate Road

Installation of 6no. electric vehicle charging stations, including the installation of 1no. feeder pillar and underground cabling.