



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Environment Committee

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

Date: Wednesday 12 November 2014

Present: Councillors; Campbell, Dwyer-King, D Green, E Green, Huxley, Moore and Shonk.

Also in attendance; Miss E Richford – Assistant Town Clerk and D Williams – Technical Officer.

166 **APOLOGIES**

Apologies were received from Councillor Gibson – Unwell.

167 **DECLARATIONS OF INTEREST**

None declared.

168 **MINUTES**

The minutes of the meeting held on 1 October 2014 (minutes 128 to 133) were agreed as a true record once the amendment to the incorrectly entered date was made.

Proposed by: Councillor Campbell

Seconded by: Councillor Moore.

RESOLVED

169 **A TOWN PLAN FOR RAMSGATE**

The Committee received a report (4A) from Cllr Huxley on a disability awareness walkabout in Ramsgate town centre and FOI statistics from Kent County Council and the report (4B) from the Technical Officer on the Town Plan Survey responses.

Resolved that the reports be noted and that;

Cllrs Huxley and Dwyer-King to seek to discover how Ramsgate compares with other towns in Kent for Blue Badge applications. If Ramsgate is in the higher quartile then to investigate whether this can lead to funding to make Ramsgate a better place for the disabled.

A Working Group is created to meet on Monday 17 November 2014, at 2 pm, to consider the current document relating to the Town Plan Survey and comments received, and recommend amendments to the draft Town Plan to the next meeting of the Planning and Environment Committee. Members of the Working Group to be Cllrs Campbell, Dwyer-King, Huxley and Shonk.

Proposed by: Councillor Campbell

Seconded by: Councillor Huxley.

170 **NEIGHBOURHOOD PLANNING**

The Committee received a verbal update on Neighbourhood Planning from Cllr Huxley.

The Neighbourhood Plan boundary for Ramsgate was now under consultation with the public via Thanet District Council. It is on the Ramsgate Town website under 'Announcements' until the deadline for responses of 21 January 2015.

It was noted that the Neighbourhood Planning Group needed more members who have specialist knowledge to join them i.e. architects, planners. The Group were in the process of joining Locality, however, funding was now not available until April 2015.

Resolved that the verbal report be noted and that;

The Town Clerk responds to a survey published by the Gazette which stated that Ramsgate is named as one of the UK's worst retail centres.

The Town Clerk to be asked if he has received any contact from Thanet District Council in relation to the Local Plan and arranges a presentation to Council (possible via an Extraordinary meeting) on the impact of the Plan on Ramsgate only. The presentation meeting to include invitations to interested parties to attend.

Proposed by: Councillor Campbell

Seconded by: Councillor Huxley.

171 **PLANNING APPLICATIONS**

F/TH/14/0847 – 140 King Street, CT11 8PJ

Erection of three storey building to provide six one bedroom flats.

Resolved that Ramsgate Town Council strongly objects to one bedroom flats, supports the comments of CAAG and considers the application to be overdevelopment and cramped. Ramsgate Town Council wishes this site to be included in the King Street Development Masterplan.

Proposed by: Councillor Campbell

Seconded by: Councillor E Green.

F/TH/14/0855 – Land Between Ambulance Station and Toby Carvery, Haine Road, Ramsgate

Erection of a two storey building for light industrial and retail use with associated parking without compliance with conditions 7 and 9 of planning permission

F/TH/14/0352 to allow for increased height of the building and alterations to vision splays.

Resolved that Ramsgate Town Council objects to the application as there is no justification for non compliance.

Proposed by: Councillor D Green **Seconded by:** Councillor E Green.

F/TH/14/0864 – 100-114 Harbour Parade, CT11 8LP

Change of use from Amusement Centre to mixed use including a restaurant, retail unit, Laser Quest Centre and amusement centre and installation of new aluminium shopfronts to front elevation with roller shutter door.

Resolved that Ramsgate Town Council strongly objects to the aluminium shutters.

Proposed by: Councillor D Green **Seconded by:** Councillor Dwyer-King.

F/TH/14/0859 – Land Rear of 76, High Street, Ramsgate

Erection of a 3 storey extension to accommodate 3No. 1 bed flats, without compliance with condition 2 of planning permission F/TH/12/0861 to alter fenestration and alterations to roof.

Resolved that Ramsgate Town Council objects due to no reason given for non compliance and no drawings provided to show what the development would look like with non compliance. Reasoned evidence should be provided and supported by clear drawings.

Proposed by: Councillor Campbell **Seconded by:** Councillor D Green.

F/TH/14/0931 – 12 Mallory Close, CT12 6TW

Erection of two storey rear extension and insertion of window at first floor level to side elevation following demolition of existing conservatory.

Resolved that Ramsgate Town Council raises no objection to the application.

Proposed by: Councillor D Green **Seconded by:** Councillor Dwyer-King.

F/TH/14/0934 – Land Rear of 31, Royal Road, Ramsgate

Erection of detached two-storey live/work unit.

Resolved that Ramsgate Town Council object to the application and upholds the decision of the Planning Inspectorate to dismiss the appeal on the grounds of highway safety issues.

Proposed by: Councillor D Green **Seconded by:** Councillor Dwyer-King.

F/TH/14/0660 – 69-73 King Street, CT11 8NX – AMENDED PLANS

Change of use from retail to 3No. 3-bed flats, 9No. 2-bed flats and 1No. 1-bed flat, together with erection of second floor and roof extension, insertion of 6No. dormer

windows to front elevation and 3No. dormer windows to rear elevation, installation of balconies to rear elevation and external alterations to ground floor front elevation.

Resolved that Ramsgate Town Council strongly objects to the application on the same grounds as its previous comment dated 13 August 2014 – overdevelopment and lack of amenity space. Ramsgate Town Council wishes this site to be included in the King Street Development Masterplan.

Proposed by: Councillor E Green **Seconded by:** Councillor Shonk.

L/TH/14/0900 – 7 Augusta Road, CT11 8JP

Application for listed building consent for internal and external alterations.

Resolved that Ramsgate Town Council supports this application.

Proposed by: Councillor E Green **Seconded by:** Councillor Shonk.

F/TH/14/0905 – 58 Goodwin Road, CT11 0JJ

Erection of 2no. dormer windows to front elevation and 1no. dormer window to rear elevation.

Resolved that Ramsgate Town Council raises no objection to this application.

Proposed by: Councillor D Green **Seconded by:** Councillor Campbell.

47 Dumpton Park Drive, CT11 8AD

Outline application for the erection of 12no. dwellings with access onto Honeysuckle Road and associated parking, including access and layout, following demolition of existing building.

Resolved that Ramsgate Town Council objects to this application considering it to be overdeveloped. Ramsgate Town Council also have serious concerns over the exacerbation of chaotic traffic congestion in Honeysuckle Lane.

Proposed by: Councillor Campbell **Seconded by:** Councillor E Green.

BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION OR NO COMMENT WAS MADE BY THE COMMITTEE;

- 1. F/TH/14/0878 – Land Adjacent to 69A, West Dumpton Lane, Ramsgate**
Erection of 1no. pair of semi-detached 2 storey dwellings following demolition of existing garage block and the provision of 5no. off street parking spaces.
- 2. F/TH/14/0892 – 341 Margate Road, CT12 6TQ**
Erection of a single storey rear extension.
- 3. F/TH/14/0902 – 100 South Eastern Road, Ramsgate**
Erection of four storey side extension and five storey rear extension to accommodate 13No. one and two bedroom flats, with associated access, parking and landscaping.
- 4. L/TH/14/0520 – 10 to 18 West Cliff Terrace Mansions, Pegwell Road, Ramsgate**
Application for Listed Building Consent to erect a 1.8m high powder coated steel fence and 2.2m high double gates at land to the rear of nos. 10a to 18 Westcliff Terrace Mansions.
- 5. EF/TH/TPO/3(2010) – 42 West Dumpton Lane, Ramsgate, Kent**
1No Turkish Oak – Crown reduce by 5m and crown thin
- 6. EF/R/TPO/1(1968) – 3 Beech Grove, Ramsgate, Kent**
1No Cedar (T1) – Fell
- 7. L/TH/14/0784 – Flat 4, 25 Augusta Road, CT11 8JP**
Application for listed building consent for installation of single glazed timber sash windows to rear.
- 8. L/TH/14/0836 – 19 Liverpool Lawn, CT11 9HJ**
Application for listed building consent for internal alterations, together with installation of fireplace.
- 9. F/TH/14/0525 – The Foy Boat, 8 Sion Hill, CT11 9HZ**
Change of use and conversion of the public house to 4No 2-bed apartments with external alterations to the building including balconies, a roof garden, alterations to windows and doors, and erection of a four storey rear extension following demolition of existing rear extension, together with waste storage area.
- 10. F/TH/14/0588 – 34 Ashburnham Road, CT11 0BJ**
Rendering external walls of building.
- 11. A/TH/14/0886 – 36-42 High Street, St Lawrence, CT11 0QW**
Retrospective application for erection and display of 1No internally illuminated ATM surround sign.
- 12. F/TH/13/0676 – 167-171 Pegwell Road, CT11 0LY**
Erection of 6no. 2 and 3 storey dwellings together with associated access and parking.
- 13. F/TH/14/0898 – 19 St Mildreds Avenue, CT11 0HT**
Erection of two storey side extension, and insertion of doors at first floor level.

- 14. F/TH/14/0850 – 35 The Cloisters, CT11 9PL**
Erection of single storey attached garages to side elevation and alterations to fenestration to rear.
- 15. L/TH/14/0908 – Pizza Express, 52 Harboure Parade, CT11 8LW**
Application for Listed Building Consent for the erection and display of 3no. halo illuminated fascia sign, 2no. externally illuminated projecting signs, 2no. internally illuminated fascia signs, with 8no. blind signs.
- 16. L/TH/14/0867 – 3 High Street, St Lawrence, CT11 0QH**
Application for listed building consent for the erection of outbuilding to rear.
- 17. F/TH/14/0928 – Land East of Toby Carvery, New Haine Road, Ramsgate**
Erection of 3No. industrial units for B2 and B8 use, with ancillary retail use, and erection of two storey autocentre for the servicing, repair and valeting of motor vehicles, including the sale of motor related products and MOT testing, with associated parking and landscaping.
- 18. F/TH/14/0937 – 59 Southwood Road, Ramsgate**
Variation of condition 2 attached to application reference R/TH/10/0337, application for approval of access, appearance, landscaping, layout and scale for OL/TH/08/1049 for erection of 4 houses, to enlarge roof lights to rear of units 1, 2 and 4.
- 19. F/TH/14/0856 – 8 Wallwood Road, CT11 8AS**
Erection of single storey side and rear extensions following demolition of existing garage.
- 20. F/TH/14/0959 – 10 Pegwell Road, CT11 0HY**
Erection of single storey rear and side extension following demolition of existing garage and store.
- 21. F/TH/14/0903 – 99 Rydal Avenue, CT11 0PZ**
Alterations to roof to accommodate loft conversion.
- 22. F/TH/14/0957 – Sainsburys Supermarkets, Dadson Way, CT12 5FJ**
Change of use of floorspace (97sq m) from retail (use class A1) to dental surgery (use class D1)
- 23. F/TH/14/0951 – 18 Muir Road, CT11 8AX**
Erection of single storey rear extension following demolition of existing conservatory.
- 24. F/TH/14/0557 – 1 Artillery Row, West Cliff Road, Ramsgate**
Retrospective application for the erection of shed to front garden.
- 25. F/TH/14/0978 – 9 Willsons Road, CT11 9LY**
Erection of part single storey, part two storey rear extension.
- 26. L/TH/14/0926 – 136 Grange Road, CT11 9PT**
Application for listed building consent for the erection of a single storey garden room extension with glazed link.
- 27. F/TH/14/0921 – 5 Clarence Road, CT11 0DX**

Erection of front entrance porch, together with erection of a detached garage further to demolition of existing.

28. L/TH/14/0807 – 21 West Cliff Road, CT11 9JP

Application for listed building consent for the erection of single storey timber and single glazed rear conservatory following demolition of existing.

29. CA/TH/TPO/6(1984) – Manktelow Court, Ramsgate Road, Ramsgate

1No Horse Chestnut (T1) – 50% crown reduction

1No Cherry (T2) – Crown lift by 2m & reshape

30. L/TH/14/0975 – Old Stable Block, Montefiore Avenue, CT11 8BD

Erection of single storey extension.

31. F/TH/14/1028 – Sainsburys Supermarkets, Dadson Way, CT12 5FJ

Formation of hard surface and landscaping.

32. F/TH/14/0813 – 12 Paragon Street, CT11 9JZ

Erection of three storey rear extension following demolition of existing single storey extension.

33. F/TH/14/0772 – Flat A, 27 Artillery Road, CT11 8PT

Erection of a first floor rear extension to upper floor maisonette.

The Chairman closed the meeting at 8:22pm.