



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Environment Committee

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

Date: Monday 15 December 2014

Present: Councillors; Campbell, Doyle, Fenner, D Green, E Green, Huxley, Poole, and Shonk.

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

208 **APOLOGIES**

Apologies were received from Councillors Dark, Dwyer-King and Gibson – all unwell.

209 **DECLARATIONS OF INTEREST**

None declared.

210 **MINUTES**

The minutes of the meeting held on 12 November 2014 (minutes 166 to 171) were agreed as a true record.

Proposed by: Councillor Campbell

Seconded by: Councillor E Green.

RESOLVED

211 **PRESENTATION BY KCC – THANET PARKWAY RAILWAY STATION**

The Committee received a presentation from Ann Carruthers, Head of Strategic Planning and Policy, KCC, on the plan for a new Thanet Parkway Railway Station in the Cliffsend area.

It was noted that there was to be a public consultation period starting in the New Year with various venues booked; one being the Custom House on 21st February 2015.

212 **PRE-APPLICATION PRESENTATION – PROPOSED DELIVERY AND STORAGE OF AGGREGATES AND WOOD WASTE, MANUFACTURING AND DISTRIBUTION OF CONCRETE BLOCKS AND WOODCHIP – PORT RAMSGATE**

The committee received a presentation from, Doug Brown, the agent for the applicant, which was for information purposes only.

It was noted that this was a pre-application presentation and the proposed land and premises in question was formerly occupied by ferry operators.

213 **A TOWN PLAN FOR RAMSGATE**

The committee received the Town Plan Survey response document, which was reviewed by the Town Plan Working Group, on Monday 17 November 2014, and considered the comments made by the Working Group.

It was agreed that the Technical Officer would post the document on the website once an amendment was made to a comment as detailed below;

Janet Fielding – “Lobby TDC to CPO derelict property and auction it on the basis that it is refurbished/redeveloped within a 12 month time frame. Raise funds to decontaminate the old gas works site”. **RTC has encouraged TDC to enforce decontamination of the site by the owner.**

214 **PLANNING APPLICATIONS**

F/TH/14/1013 – Parkside, Montefiore Avenue, CT11 8BD

Erection of first floor extension together with 3No. dormers to front elevation, 1No. rooflight to front elevation, installation of chimney, 5No. rooflights to rear elevation, 1No. window at first floor level to side elevation, alterations to fenestration at ground floor level and alterations to porch roof together with retrospective installation of replacement gates to rear access.

Resolved that Ramsgate Town Council raises concerns of potential overlooking. The TDC Committee should reassure themselves with a site visit.

Proposed by: Councillor Campbell **Seconded by:** Councillor Shonk

It was noted that Cllrs Poole and Fenner abstained.

F/TH/14/1044 – 29 King Street, CT11 8NP

Change of use of first floor and second floors into 2No. 2 bed flats, retail and storage at ground and basement together with external alterations without compliance with condition 2 of planning permission F/TH/14/0628 to allow for alterations to shopfront layout and design.

Resolved that Ramsgate Town Council raises concerns that once again this is piecemeal planning permission sought in an area which will be covered by its own Masterplan.

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

L/TH/14/0995 – Isle of Thanet Flour Mills, Margate Road, CT11 7RR

Application for listed building consent for replacement of main mill building windows to double glazed steel units, partial demolition and residential conversion of mill

buildings into 19 self contained units with 6 storey side extensions, internal alterations with replacement of floor beams and alteration to floor levels, installation of air bricks to external elevation of main building, with hard landscaping and gate piers to access from Margate Road.

Resolved that Ramsgate Town Council supports this application.

Proposed by: Councillor Huxley

Seconded by: Councillor Campbell

F/TH/14/0994 – Isle of Thanet Flour Mills, Margate Road, CT11 7RR

Change of use and extension of existing building, erection of two buildings of 3 to 10 storeys and 3 to 6 storeys in height to provide 72 apartments and erection of 17 dwelling houses, following demolition of existing grain silos, wheat feed and machinery buildings, alterations to existing access onto Margate Road and associated parking, land excavation and landscaping without compliance with conditions 2, 6, 10, 11, 16, 19, 20, 21, 27 of planning permission F/TH/11/0288 to allow double glazed steel windows in main mill building, alterations to external design and material including of lift tower extensions, alteration to internal layout and alterations to vehicular access from Margate Road, and amendments to the phasing plan.

Resolved that Ramsgate Town Council supports this application.

Proposed by: Councillor Huxley

Seconded by: Councillor Campbell

F/TH/14/0966 – Land Adjacent 30 and 32 High Street and 9 Cavendish Street

Erection of two dwellings and change of use of existing building to 10 flats, 2nd floor extension to rear and erection of 3rd floor and alteration of windows to front and rear elevations without compliance with condition 2 of planning permission F/TH/12/0765 to allow alteration of design and materials.

Resolved that Ramsgate Town Council considers that this current application lacks the quality of the original design and should be rejected. Ramsgate Town Council also reiterates its comment resolved at its meeting held on 13 August 2014 as follows;

Ramsgate Town Council strongly objects to the application on the grounds that it considers it typical of a developer to come back with a downgrade from the original application which was acceptable in a conservation area.

Proposed by: Councillor Campbell

Seconded by: Councillor D Green

L/TH/14/1080 & F/TH/14/1096 – Clock House, East Crosswall, The Royal Harbour, CT11 8LS

Application for listed building consent for enlargement of openings, insertion of doors and provision of stone steps, bridge and metal ballustrading to rear elevation, and internal alterations including removal and erection of walls, alterations to staircase, and insertion of new doors.

Enlargement of external openings, insertion of doors, and provision of stone steps, bridge and metal ballustrading to rear elevation.

Resolved that Ramsgate Town Council considers that, due to the building being Grade II* Listed, a full Conservation Officer's report should be included with the application; the views of the Conservation Officer should be adhered to; the building is of enormous importance to Ramsgate; English Heritage should be consulted; all comments of the Conservation Officer and English Heritage to be sent to Members of this council via the Assistant Town Clerk.

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

F/TH/14/1108 – 60B Harbour Parade, CT11 8LN

Change of Use of 2nd and 3rd Floor Dwelling into 2no. 1 Bed Flats.

Resolved that Ramsgate Town Council strongly objects to this application, considering it to be cramped, overdevelopment with the loss of a family dwelling.

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

A/TH/14/1106 – 45 Grange Road, CT11 9LR

Resolved that Ramsgate Town Council objects to internally illuminated signs in a conservation area.

Proposed by: Councillor D Green **Seconded by:** Councillor Shonk

It was noted that Cllrs Poole and Fenner abstained.

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 in a conservation area especially given the site's prominent position on the seafront.

Please note that the above comment has been resolved without any documentation from TDC giving relevant details to consider.

Ramsgate Town Council also reiterates its resolved comment from the meeting held on 12 November 2014, as follows;

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

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

BELOW ARE APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION BY THE COMMITTEE OR WERE CONSIDERED BUT WITH NO COMMENT RESOLVED;

L/TH/14/1021 – British Telecom Pay Phones, Harbour Parade, Ramsgate

Application for listed building consent for internal and external alterations.

F/TH/14/0763 – Hainault House, Haine Road, CT12 5ET

Application for extension of time of planning permission OL/TH/06/0828 for the erection of 5no. dwellings following demolition of existing dwelling without compliance of condition 2 attached to planning permission F/TH/11/0692 to alter access.

F/TH/14/0989 – Summerhill Surgery, 243 Margate Road, CT12 6TA

Erection of first floor extension with roof lights to side elevations together with first floor terrace and external staircase to rear.

F/TH/14/1053 – 28 Grange Road, CT11 9LP

Change of use of retail shop to coffee shop without compliance with condition 2 of planning permission F/TH/13/0073 to allow cooking of hot food.

F/TH/14/1067 – 40 Weyburn Drive, CT12 6JX

Erection of two storey side and rear extension following demolition of garage together with conservatory to rear.

F/TH/14/1082 – 45 Mark Avenue, CT11 0JS

Erection of two storey rear extension together with insertion of ground and first floor windows to southern elevation.

F/TH/14/1089 – 1 Bush Avenue, CT12 6EY

Erection of first floor side extension with carport below.

F/TH/14/1054 – 113 Hereson Road, CT11 7EE

Erection of third floor extension, with doors and juliet balcony to rear together with the erection of single storey rear extension.

CA/RAM/47/14 – 1-7 Meeting Street Mews, Ramsgate

1No. Silver Birch – 50% crown reduction.

A/TH/14/1030 – Waitrose Ltd, Queen Street, CT11 9EJ

Erection and display of 5No. non-illuminated lamp post mounted signs, 4No. non-illuminated wall mounted signs, and 2No. non-illuminated free standing signs within Waitrose car park.

F/TH/14/1027 – The Orchard, Lyndhurst, CT11 8EA

Change of use to single dwelling.

F/TH/14/1032 – Sainsburys Supermarkets, Dadson Way, CT12 5FJ

Erection of 1.8m fence to eastern and southern boundary.

F/TH/14/1036 – Sainsburys Supermarkets, Dadson Way, CT12 5FJ

Erection and display of various illuminated and non-illuminated signage to store, petrol filling station, car park and totem signs.

F/TH/14/1057 – 1 Victoria Row, Royal Esplanade, CT11 0GE

Insertion of window within door to front elevation.

The Chairman closed the meeting at 8:55pm.