



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Environment Committee

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

Date: Wednesday 12 March 2014

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

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

274 **APOLOGIES**

Apologies were received from Cllr Doyle – home matters and Cllr Gibson - unwell.

275 **DECLARATIONS OF INTEREST**

Cllr T Shonk, declared an interest in Item 4 Planning Applications – Application no; F/TH/13/0852 – Knows builder.

276 **MINUTES**

The minutes of the meeting held on 12 February 2014 (minutes 253 to 257) were agreed as a true record.

Proposed by Cllr Campbell, seconded by Cllr Dwyer.

RESOLVED

277 **PLANNING APPLICATIONS**

F/TH/14/0096 – Garages at Kingston Close, Ramsgate

Erection of 9No. dwellings and associated parking following demolition of existing garages.

F/TH/14/0097 – Garages at St Johns Avenue, Ramsgate

Erection of 2No. two-storey dwellings with associated car parking.

F/TH/14/0099 – Garage Block Between 108 and 110, Clements Road, Ramsgate

Erection of two storey attached dwelling, single storey attached dwelling, and detached single storey dwelling to rear, with associated off-street parking, following demolition of existing garage block.

F/TH/14/0094 – Garage Block Between 108 and 110, Clements Road, Ramsgate

Erection of two storey attached dwelling and a single storey attached dwelling.

F/TH/14/0087 – Garages Adjacent 82 to 90, Chichester Road, CT12 6NZ

Erection of 3No. dwellings.

F/TH/14/0092 – Garages Adjacent Pikes Lane, Sussex Street, Ramsgate

Erection of 2No. 3 storey buildings to accommodate 6No. 2 bed flats and erection of 2No. 2 storey houses together with associated parking.

Resolved that all of the above garage land applications have the strong support of Ramsgate Town Council. It is considered better to house people than cars.

Proposed by Cllr Campbell, seconded by Cllr Dwyer.

F/TH/14/0080 – Land Adjacent, 22 Clements Road, Ramsgate

Retrospective application for the erection of a two storey dwelling without compliance with condition 2 of planning permission F/TH/12/0484 to allow changes to the ridge height.

Resolved that Ramsgate Town Council has no comment to make on the above application.

Proposed by Cllr Huxley, seconded by Cllr Campbell.

F/TH/14/0101 & L/TH/14/0102 – St Edwards, St Augustines, CT11 9NY

Change of use to one dwelling, together with extensions to rear and insertion of new windows, following demolition of existing rear extensions.

Application for listed building consent for internal alterations, alterations to fenestration's, and erection of single storey rear extension, following demolition of existing rear extension.

Resolved that Ramsgate Town Council supports the above applications and welcomes this restoration by a much respected organisation.

Proposed by Cllr Campbell, seconded by Cllr Huxley.

F/TH/13/0852 – 25-27 Turner Street, CT11 8NL

Erection of three storey building to accommodate 5No. two-bed flats and 1no. one-bed flat, following demolition of existing buildings.

Resolved that Ramsgate Town Council reiterates its previous comment;

“Ramsgate Town Council raises concerns over the design of the proposed development and considers it unimaginative. Surely there is a better design than this?”

In addition to the above Ramsgate Town Council comments that the amended plans are worse than the original with far too much brickwork and too bulky fascia.

Proposed by Cllr D Green, seconded by Cllr Campbell.

F/TH/14/0081 – 30 and 32 High Street and Land Adjacent 9, Cavendish Street, Ramsgate

Erection of 2nd and 3rd floor extension to rear and 3rd floor extension to front to facilitate change of use to 12No. flats (1No. 1-bed flat, 11No. 2-bed flats) and erection of 2No. three storey dwellings.

Resolved that Ramsgate Town Council considers this to be overdevelopment, unattractive, an unimaginative design and is concerned about the lack of amenity space.

Proposed by Cllr E Green, seconded by Cllr D Green.

OL/TH/13/0426 – Youngs Nursery, Arundel Road, CT12 5DZ

Appeal by applicant due to TDC refusal to grant permission for;

Outline Application for the erection of 9No detached two storey dwellings with parking and access off Arundel Road and Windsor Road including access, layout and scale. Inspectorate Reference Number: APP/Z2260/A/2206079

Resolved that Ramsgate Town Council has no further comment to make on the above application.

Proposed by Cllr E Green, seconded by Cllr Campbell.

F/TH/14/0121 & L/TH/14/0122 – Granville House, Victoria Parade, CT11 8DF

Application for Listed Building consent for window to front elevation, insertion of window and doors and creation of balcony to rear elevation together with internal alterations.

Change of use and conversion of basement and ground floor to 2no. 1 bedroom flats together with insertion of window to front elevation, insertion of window and doors and creation of balcony to rear elevation.

Resolved that Ramsgate Town Council supports the above applications.

Proposed by Cllr Dwyer, seconded by Cllr Shonk.

F/TH/14/0107 & L/TH/14/0108 – Old Stable Block, Montefiore Avenue, Ramsgate

Change of use of office to 1-bed dwelling.

Application for listed building consent for internal alterations.

Resolved that Ramsgate Town Council has no comment to make on the above applications.

Proposed by Cllr E Green, seconded by Cllr Campbell.

L/TH/14/0084 – Land Adjacent Granville House, Victoria Parade

Application for Listed Building consent for the erection of a part 4, part 5 and part 6 storey building comprising 28No. two-bedroomed flats and 10No. one-bedroomed flats, fronting Truro Road and D'Este Road, with raised terrace in the internal courtyard and associated car parking comprising 17No. spaces

Resolved that Ramsgate Town Council strongly opposes the above application considering it to be inappropriate design and development to a listed structure and inadequate parking.

Proposed by Cllr Campbell, seconded by Cllr Shonk.

The following applications were not called in to be considered by the committee and therefore Ramsgate Town Council raises no objection;

F/TH/13/0806 – Land Adjacent 28, Lorne Road, CT11 0AE

F/TH/13/1055 – 107b Grange Road, CT11 9QB

F/TH/13/1038 – 10 Queen Street, CT11 9DR

R/TH/14/0036 – 18a High Street, St Lawrence, CT11 0QG

F/TH/14/0058 – 41 Queen Street, CT11 9DZ

F/TH/14/0054 – 197 Margate Road, CT12 6SY

L/TH/14/0138 – 8 Paragon, CT11 9JX

F/TH/14/0082 – 59 Newington Road, CT12 6EX

A/TH/14/0086 – Aldi Store Limited, Boundary Road, CT11 7NP

EF/RAM/09/14 – 31 Victoria Road, Ramsgate, Kent

F/TH/13/0791 – Ramsgate Bowling Club, Royal Esplanade, CT11 0HE

F/TH/13/0971 – Land Adjoining 34 Seafeld Road and 121, 121a and 121b, Southwood Road, Ramsgate

Consultation on A254 Margate Road, Ramsgate – Proposed zebra crossing

Resolved that Ramsgate Town Council has no comment to make on the above proposal.

Proposed by Cllr E Green, seconded by Cllr Campbell.

It was noted that the Town Clerk be advised to ensure that all consultations received are brought to the committee.

278 **KCC CONSULTATION PRE SUBMISSION DOCUMENT DRAFT OF THE KENT MINERALS AND WASTE LOCAL PLAN**

Resolved that Ramsgate Town Council has the following comments to make on the above pre submission document draft;

1. Why is the Richborough Waste and Recycling site not mentioned within the document when it appeared in the previous document?
2. The protected area in the Ramsgate port could hinder any diversifying plans for the use of the port.

Proposed by Cllr Huxley, seconded by Cllr Campbell.

279 **NEIGHBOURHOOD PLANNING UPDATE**

Cllr Campbell advised the committee on progress so far with Neighbourhood Planning. There had been three well attended 'vision' meeting in various locations within the Parish followed by a meeting to establish a group to work on the Plan/s which however, was not well attended. A further meeting is to be held on Thursday 13 March 2014. All RTC Members have been invited to this meeting.

The Chairman closed the meeting at 8.10 pm.