



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Environment Committee

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

Date: Wednesday 1 October 2014

Present: Councillors; Campbell, Doyle, D Green, Huxley, Moore and Shonk.

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

128 **APOLOGIES**

Apologies were received from Councillor Dwyer – Mayoral Event

129 **DECLARATIONS OF INTEREST**

None declared.

130 **MINUTES**

The minutes of the meeting held on 4 September 2014 (minutes 118 to 122) were agreed as a true record.

Proposed by: Councillor Campbell

Seconded by: Councillor Moore.

RESOLVED

131 **EXPRESSION OF INTEREST IN ASSETS OF COMMUNITY INTEREST**

The Committee received the report of the Town Clerk, noting that there had been expressions of interest in Ellington Park, The Forresters Hall and Vale Square garden.

Resolved that the report be noted.

Proposed by: Councillor Campbell

Seconded by: Councillor Shonk.

132 **PLANNING APPLICATIONS**

F/TH/14/0785 – 23 Albert Street, CT11 9HD

Erection of first floor rear extension.

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

Proposed by: Councillor Campbell

Seconded by: Councillor Huxley.

OL/TH/14/0578 – Former Car Storage Site, Manston Road, Ramsgate

Outline Application for mixed use development comprising 47No. dwellings (34No. houses (21no. 3-bed, 13 4+-bed) and 13No. flats (2-bed)) a retail unit (use class A1) with associated car parking including access and layout for consideration.

Resolved that Ramsgate Town Council objects to this application on the following grounds;

Concerns that this is cramped overdevelopment.

Is there a 106 Agreement to include social / affordable housing?

No inclusion of area/s for recreational facilities in the application and there is nothing in the area to accommodate recreational facilities for this level of occupation.

Proposed by: Councillor Campbell

Seconded by: Councillor Shonk.

F/TH/14/0781 – 25 Queens Gate Road, CT11 7RG

Erection of a three storey detached dwelling together with bin storage area further to demolition of existing garage.

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

Proposed by: Councillor D Green

Seconded by: Councillor Shonk.

F/TH/14/0673 & F/TH/14/0674– 20 Addington Street, CT11 9JJ

Change of use from retail and single dwelling to retail and 2No. self contained flats with the erection of a single storey rear extension with first floor roof terrace above, and erection of single storey rear extension.

Application for Listed Building Consent for erection of single storey rear extension with first floor roof terrace above, erection of rear single storey extension, external alterations including cladding and replacement windows to rear and refurbishment of front elevation, internal alteration to facilitate conversion of 2no. self-contained flats and retail unit.

Resolved that Ramsgate Town Council supports the comments of CAAG;

Approved but concern re the installation of fire safety and sound-proofing. To be carefully monitored with consultation with a Conservation Officer is strongly recommended.

Proposed by: Councillor Campbell

Seconded by: Councillor Huxley.

F/TH/14/0802 – 2 Addington Place, CT11 9JG

Erection of a first floor extension above the existing store to create two storey dwelling without compliance with conditions 2, 5, 6 and 8 of planning permission F/TH/08/0962 for alterations to materials, windows, doors and boundary treatment.

Resolved that Ramsgate Town Council objects to this application, supports the comments of CAAG as detailed below and advises that a fresh application should be sought;

Objection. By allowing this proposal to proceed without compliance to conditions 2,5,6 and 8 of planning permission F/TH/08/0962 precludes the use of original materials e.g. flint for the walls. Traditional flints are preferable though in the last resort reconstituted materials could be considered.

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

F/TH/14/0698 – 4 Bellevue Road, CT11 8LB

Change of use of shop to residential unit, together with alterations to front elevation and erection of a 2 storey rear extension.

Resolved that Ramsgate Town Council supports this application.

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

F/TH/14/0746 – 123 Margate Road, CT11 7SX

Change of use from dwelling to 2no. flats.

Resolved that Ramsgate Town Council strongly objects to this application. The lower ground floor living conditions are considered unacceptable.

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

F/TH/14/0753 – 38 Grange Road, CT11 9LP

Change to external material from brick to render.

Resolved that Ramsgate Town Council objects to this application. Whilst approving the need for insulation, this will have a severely depreciating affect on the area.

Proposed by: Councillor Campbell **Seconded by:** Councillor Huxley.

F/TH/14/0803 – 9 Queen Street, CT11 9DZ

Change of use of upper floor from office to 2No. self contained flats, with erection of first floor extension and insertion of UPVC windows to front and rear to replace existing timber windows.

Resolved that Ramsgate Town Council opposes UPVC windows in a conservation area and suggests that the windows are replaced using timber.

Proposed by: Councillor Campbell **Seconded by:** Councillor Moore.

F/TH/14/0818 & A/TH/14/0819 – 10 Queen Street, CT11 9DR

Replacement aluminium shop front with security shutters, following removal of existing timber shop front.

Resolved that Ramsgate Town Council objects to internally illuminated signs in a conservation area. The proposal is considered to be out of character in a conservation area and Ramsgate town Council objects to the loss of a wooden shop front in a conservation area.

Proposed by: Councillor Campbell

Seconded by: Councillor Moore.

F/TH/14/0792 – 144 King Street, CT11 8PJ

Change of use to single dwelling together with erection of mansard roof, replacement of shop front with residential frontage and replacement of timber windows with UPVC.

Resolved that Ramsgate Town Council objects to this change of use before TDC has produced its Master Plan for King Street. This application is therefore considered as premature. Ramsgate Town Council object to the use of UPVC windows in a conservation area.

Proposed by: Councillor Campbell

Seconded by: Councillor Moore.

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A TOWN PLAN FOR RAMSGATE

The committee received an update on comments received following the consultation on a Town Plan for Ramsgate, noting that the consultation closes on 3 October 2014.

Resolved that the Chairman of the committee writes to each of the respondents thanking them for their comments and contribution to the Town Plan. A report to be brought back to the next meeting, following collation of the comments, where a decision will be made on what to include in the Town Plan.

Proposed by: Councillor D Green

Seconded by: Councillor Campbell.

The Chairman closed the meeting at 8:02pm.