



**RAMSGATE TOWN COUNCIL**

**Minutes of the Planning and Environment Committee**

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

**Date:** Wednesday 10 February 2016

**Present:** Councillors; Campbell, Connor, J Fairbrass, L Fairbrass, Falcon, Larkins, Leys, Martin, Piper, Shonk.

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

216 **APOLOGIES**

Cllrs Kennedy, Stummer-Schmertzing and Young.

217 **DECLARATIONS OF INTEREST**

None declared.

218 **MINUTES**

The minutes of the meeting held on 6 January 2016 (minutes 173 to 177) were agreed as a true record.

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

**RESOLVED**

219 **NEIGHBOURHOOD PLANNING PRESENTATION**

Jenny Dawes from the Ramsgate Neighbourhood Plan Group gave a presentation to the committee followed by questions from Members.

The committee agreed that a proportion of the Neighbourhood Planning allocated budget of £5,000.00, could be used to employ the assistance of a consultant to guide the group through the process and to act as a mentor.

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

**RESOLVED**

Members also agreed that they would act as conduits for information in relation to their particular Wards and the Ramsgate Neighbourhood Plan Group.

### 220 PLANNING APPLICATIONS

#### **F/TH/15/1297 – Ivor Thomas Amusements Limited, 100 Grange Road, Ramsgate**

Erection of 10No. two storey, 2-bed dwellings with associated parking.

**Proposed by:** Councillor Campbell **Seconded by:** Councillor Piper that;

Ramsgate Town Council supports this use of a brown field site.

#### RESOLVED

At his request it was noted that Cllr Shonk voted against this resolution.

#### **L/TH/15/1153 – 4 - 15 Royal Crescent, St Augustines Road**

Application for Listed Building Consent for external alterations to replace roof materials, replace dormer crittal windows with aluminium, replace existing roof lights with double glazed units and repair and replace internal and concealed rain gulleys.

**Proposed by:** Councillor Larkins **Seconded by:** Councillor Shonk that;

Whilst accepting the application in principal, Ramsgate Town Council would not normally recommend approval of the use of metal windows in a conservation area. Therefore this council raises concerns over the use of aluminium windows in the conservation area and also raises concern over the materials used for the roof.

#### RESOLVED

#### **F/TH/15/1276 – Isle of Thanet Flour Mills, Margate Road, CT11 7RR**

Variation of condition 21 of F/TH/11/0288 for redevelopment of site for the removal of underground car park, amendments to design of terrace houses and apartment block B, with alteration to hard landscaping access roads and surface parking on the site.

**Conditions:** Condition 21 varied to enable minor alterations to the permitted housing element of the development, the removal of the underground car park and the provision of surface parking. Condition 21 to be amended to refer to amended plans submitted showing 1) The removal of the underground car park 2) Amendments of the design of the terrace of houses and apartment block B 3) Amendments to the design of the open space and vehicular access areas to the west of the site.

**Proposed by:** Councillor Campbell **Seconded by:** Councillor Larkins that;

Ramsgate Town Council considers the removal of the underground car parking as unacceptable as it formed an intrinsic part of the agreed development. Therefore, without underground car parking this development is unacceptable.

## ITEM 3

### RESOLVED

#### **FH/TH/16/0057 – 15 Stancomb Avenue, CT11 0EX**

Erection of a first floor rear extension, first floor balcony to rear together with first floor window to side elevation.

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

Ramsgate Town Council raises concerns for overlooking and recommends that the Thanet District Council Planning Committee undertakes a site visit in order to ensure that this does not happen.

### RESOLVED

#### **F/TH/16/0066 – 144 Grange Road, CT11 9PR**

Change of use of first and second floor to self-contained flat together with erection of external staircase to rear elevation.

**Proposed by:** Councillor Larkins **Seconded by:** Councillor Campbell that;

Ramsgate Town Council supports this application.

### RESOLVED

#### **FH/TH/16/0113 – 119B High Street, CT11 9UA**

Installation of replacement timber to UPVC windows.

**Proposed by:** Councillor Campbell **Seconded by:** Councillor Larkins that;

Ramsgate Town Council strongly opposes the use of the proposed materials in a conservation area. Materials used should be like for like.

### RESOLVED

#### **F/TH/15/1188 – 197 St Lukes Avenue, CT11 7HS**

Erection of 1No single storey dwelling.

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

Ramsgate Town Council raises concerns over the design and standard of the proposed accommodation.

### RESOLVED

## ITEM 3

### **F/TH/16/0050 – Harbour House, West Cliff Mansions, Ramsgate**

Change of use from doctor's surgery to light industrial use, and erection of brick steps and railings to front and alterations to stops and boundary walls, and provision of light well.

**Proposed by:** Councillor Campbell **Seconded by:** Councillor J Fairbrass that;

Ramsgate Town Council fully supports this application.

RESOLVED

### **OL/TH/15/1303 – St Lawrence College, College Road**

Outline application for the erection of 157 dwellings with associated open space and parking provision, with consideration of access and scale.

**Proposed by:** Councillor Campbell **Seconded by:** Councillor Leys that;

Ramsgate Town Council raises concerns over the density of the proposed number of dwellings.

RESOLVED

**BELOW ARE PLANNING APPLICATIONS OF WHICH RAMSGATE TOWN COUNCIL MAKES NO COMMENT;**

### **F/TH/15/1291 – 85 Hereson Road, CT11 7DU**

Alterations to front elevation to include reinstating parapet wall and bay window, replacement of UPVC windows and doors with timber, and rendering following removal of cladding.

### **F/TH/15/1326 – 1 Millfield Road, CT12 6QW**

Erection of single storey side extension.

### **F/TH/16/0037 – 12 Dundonald Road, CT11 9TB**

Erection of front and rear dormer windows.

### **F/TH/15/1323 – Land South of 54D, St Lawrence Chase**

Erection of two-storey dwelling with associated parking and landscaping together with alteration to roof of existing dwelling.

### **A/TH/16/0004 – Halifax Plc, 2 Queen Street**

Erection and display of 3No. Internally illuminated fascia signs together with 2No. Internally illuminated projecting signs.

### **L/TH/15/1322 & F/TH/15/1321 – 1 Wellington Crescent, CT11 8JL**

## ITEM 3

Application for Listed Building consent and planning application for the erection of a two storey rear extension following demolition of the existing two storey rear extension.

**F/TH/15/1251 – W W Martin Ltd, Dane Park Road**

Installation of windows and alterations to fenestration to rear.

**FH/TH/16/0005 – 9 St Mildreds Avenue, CT11 0HX**

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

**A/TH/16/0021 – 1 Ozengall Place, CT12 6PB**

Erection and display of 1No non-illuminated fascia sign to rear.

**F/TH/15/1088 – 57 – 59 King Street, CT11 8NX**

Retrospective application for change of use of second floor to 1no. 1 bed flat together with erection of dormer window to rear roof slope.

**FH/TH/16/0069 – 71 Bursill Crescent, CT12 6HA**

Erection of two storey side extension following demolition of existing garage.

**L/TH/16/0107 – The Grange, St Augustines Road, Ramsgate**

Application for listed building consent for the alteration of the existing garden wall to allow for the restoration of garden gateway.

**F/TH/15/1298 – 4 Walnut Tree Cottages, Coldswood Road, Manston**

Change of use and conversion of garage to dwelling, and erection of first floor extension.

**F/TH/15/1300 – Slipways and Buildings, East Pier, Ramsgate, Kent**

Variation of conditions 10, 11, 12, 13 and 17 of planning permission F/TH/13/0594 for the erection of a two storey building with external terraces to accommodate restaurant/café (A3), erection of single storey building for general industrial (B2) and change of use and conversion of 'winch room' to retail (A1), following demolition of existing building to allow for alteration to the timing of the conditions.

**FH/TH/16/0133 – 24 Langdale Avenue, CT11 0PQ**

Erection of single storey rear extension together with dormer windows to rear and front roof slope.

The Chairman closed the meeting at 8.55 pm.