



## **RAMSGATE TOWN COUNCIL**

### **Minutes of the Planning and Environment Committee**

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

**Date:** Wednesday 12 August 2015

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

Also in attendance; Miss E Richford – Assistant Town Clerk.

#### 085 **APOLOGIES**

Apologies were received from Councillors Connor, Stummer-Schmertzing and Young.

#### 086 **DECLARATIONS OF INTEREST**

None declared.

#### 087 **MINUTES**

The minutes of the meeting held on 8 July 2015 (minutes 041 to 047) were agreed as a true record.

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

**RESOLVED**

#### 088 **PLANNING APPLICATIONS**

##### **F/TH/15/0494 – Court Stairs Country Club, Pegwell Road, CT11 0JE**

Change of use and conversion of Court Stairs Manor to 9No. self contained flats, with the erection of roof extensions, rear dormer windows, rear balcony at first floor level and installation of roof lights, with alterations to fenestration, erection of 4No. two storey dwelling houses and erection of a three storey building containing 10No. self contained flats.

**Proposed by:** Councillor Campbell **Seconded by:** Councillor Munday and **RESOLVED** that Ramsgate Town Council whilst not opposed to the change of use are concerned about the nature, style and design of the new buildings. A more innovative design would be more appropriate.

Cllr Shonk asked that his objection to the application F/TH/15/0494 be noted in the minutes.

**FH/TH/15/0561 – 90 Grange Road, CT11 9PX**

Erection of first floor rear extension together with installation of windows to side and front elevations.

**Proposed by:** Councillor Falcon **Seconded by:** Councillor Leys and RESOLVED that Ramsgate Town Council supports this application.

**F/TH/15/0570 – 60 Harbour Parade, CT11 8LN**

Change of use of ground floor from drinking establishment and shop to restaurant/café; change of use of first floor from restaurant to 2No. 2 bed flats; change of use of second and third floor to 2No. 1 bed flats together with installation of balcony to first and second floors together with new doors and windows to second and third floor elevation and erection of third floor rear extension without compliance of condition 2 attached to planning permission F/TH/14/0391 to render the rear external elevation.

**Proposed by:** Councillor Falcon **Seconded by:** Councillor Smith and RESOLVED that Ramsgate Town Council supports this application.

**F/TH/15/0569 – 9 Military Road, CT11 9LG**

Erection of platform to facilitate change of use of land for the siting of tables and chairs, together with insertion of gate to existing fence.

**Proposed by:** Councillor Campbell **Seconded by:** Councillor Collins and RESOLVED that Ramsgate Town Council supports this application.

**L/TH/15/0579 – 66 Plains of Waterloo, CT11 8JE**

Application for listed building consent for external alterations to replace roof.

**Proposed by:** Councillor Campbell **Seconded by:** Councillor Shonk and RESOLVED that Ramsgate Town Council supports this application.

**L/TH/15/0567 – 132 Grange Road, CT11 9PT**

Application for Listed Building Consent to replace bay window at front elevation and kitchen window to rear.

**Proposed by:** Councillor Campbell **Seconded by:** Councillor Smith and RESOLVED that Ramsgate Town Council supports this application.

**L/TH/15/0593 and F/TH/15/0594 – Falstaff Inn, 18 Addington Street, CT11 9JJ**

Application for listed building consent for external alterations for the erection of external staircase to rear elevation and change of use from public house to guest house, installation of new French doors within rear elevation, and erection of

staircase to rear without compliance with condition 2 attached to planning permission F/TH/13/0347 for the erection of external staircase to rear elevation.

**Proposed by:** Councillor Campbell **Seconded by:** Councillor Shonk and **RESOLVED** that Ramsgate Town Council supports this application.

**FH/TH/15/0606 – 41 Grasmere Avenue, CT11 0PP**

Erection of single storey side and rear extensions together with the installation of a dormer window to front elevation.

**Proposed by:** Councillor Campbell **Seconded by:** Councillor Shonk and **RESOLVED** that Ramsgate Town Council supports this application.

**F/TH/15/0571 – 161 High Street, Ramsgate**

Change of use and conversion to 9No. 2 bedroom flats together with 3 storey side extension following demolition of existing, second floor rear extension, bin store, alterations to fenestration's, creation of balconies to front and creation of new vehicular access.

**Proposed by:** Councillor Falcon **Seconded by:** Councillor L Fairbrass and **RESOLVED** that Ramsgate Town Council supports this application.

**FH/TH/15/0671 – 1 Bloomsbury Road, CT11 0AG**

Erection of two storey rear extension, rear dormer together with demolition of front porch.

**Proposed by:** Councillor Falcon **Seconded by:** Councillor Munday and **RESOLVED** that Ramsgate Town Council raises concerns over the size of the extension which may impact on the neighbours. Ramsgate Town Council recommends that a site visit is made before a decision on this application is made by TDC.

**FH/TH/15/0649 – 29 Gilbert Road, CT11 7QR**

Erection of single storey rear extension together with alterations to roof from hipped to gable end with installation of dormer window to rear and rooflight to front elevation to facilitate loft conversion.

**Proposed by:** Councillor Leys **Seconded by:** Councillor Collins and **RESOLVED** that Ramsgate Town Council accepts this application.

**F/TH/15/0615 – Dashwood House, 24 South Eastern Road, Ramsgate**

Erection of 1No. three storey detached dwelling with associated parking.

**Proposed by:** Councillor Campbell **Seconded by:** Councillor Shonk and **RESOLVED** that Ramsgate Town Council considers this to be an inappropriate development in an inappropriate location.

**F/TH/15/0614 – Unit 2 Building 1, Whitehall Works, Whitehall Road, Ramsgate**

Change of use from B1/B2 to D2 gym and fitness centre (D2).

**Proposed by:** Councillor Munday **Seconded by:** Councillor Collins and **RESOLVED** that Ramsgate Town Council Supports this application providing that disabled facilities i.e. disabled toilet are included within the development.

**F/TH/15/0623 – 347 Margate Road, CT12 6SG**

Application for change of use from offices (A2) to a drinking establishment (A4) together with 1.1m high perimeter railings to front forecourt seating area and new signage.

**Proposed by:** Councillor Munday **Seconded by:** Councillor Collins and **RESOLVED** that Ramsgate Town Council supports this application.

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

**F/TH/15/0464 – 47 Manston Road, CT11 0RH**

Erection of detached 2-storey dwelling with associated parking without compliance of condition 2 of planning permission F/TH/15/0780 to enlarge roof and insert window to rear elevation and roof light to front elevation.

**F/TH/15/0324 – 183 Margate Road, CT12 6SY**

Erection of two storey dwelling fronting Newlands Lane – amended plans.

**F/TH/15/0455 – 8 Nethercourt Hill, CT11 0RX**

Excavation of raised garden to create parking area.

**A/TH/15/0489 – 41 Westwood Cross, Margate Road, CT10 2BF**

Erection and display of 2No. internally illuminated fascia signs and 2No. hanging signs.

**F/TH/15/0502 – Ramsgate Methodist Church, Hardres Street, CT11 8QD**

Replacement of single glazed timber windows with double glazed powder coated aluminium windows to front elevation.

**F/TH/15/0509 – Hideaway Cottage, Avenue Road, CT11 8ES**

Erection of a single storey rear extension.

**L/TH/14/1046 – 20 West Cliff Road, CT11 9JP**

Application for Listed Building Consent for internal alterations with reinstatement and insertion of partition walls and doors.

**L/TH/15/0481 – 27 Chapel Place, CT11 9SD**

Application for Listed Building Consent for internal and external alterations to include replacement of rear window with French door, erection of a wood store to rear, formation of opening and installation of gate to rear boundary, removal of internal stud walls.

**F/TH/15/0438 – 8 Lawn Villas, Guildford Lawn, CT11 9AZ**

Erection of conservatory to side.

**L/TH/15/0430 – 3 Albert Road, CT11 8DR**

Painting of front and rear elevations.

**F/TH/15/0381 – 34 Harbour Street, CT11 8HA**

Retrospective application for change of use from offices to dance studio.

The Chairman closed the meeting at 8:20pm.