



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Environment Committee

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

Date: Wednesday 13 July 2016

Present: Councillors; Campbell, Connor, J Fairbrass, L Fairbrass, Piper, Shonk, Stummer-Schmertzing and Young.

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

068 **APOLOGIES**

Apologies were received from Cllr; Falcon, Kennedy, Larkins and Martin.

069 **DECLARATIONS OF INTEREST**

Councillors; Campbell, Connor, J Fairbrass, L Fairbrass, Piper, Shonk, Stummer-Schmertzing and Young declared a none pecuniary interest in Item 4, Planning Applications F/TH/16/0819 and F/TH/16/0840 - the applicant is the landlord of the Custom House.

070 **MINUTES**

The minutes of the meeting held on 8 June 2016 (minutes 045 to 050) were agreed as a true record.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass.

RESOLVED

071 **PLANNING APPLICATIONS**

- 1. F/TH/16/0819 – Winch House and Slipways 2, 3 and 4, East Pier, Ramsgate**
Erection of a single storey building with external terrace to accommodate café (Use Class A3); together with erection of replacement winch house to slipway 3, following demolition of existing winch house structure.

Proposed by Cllr Campbell, seconded by Cllr Stummer-Schmertzing that;

Ramsgate Town Council agrees with the application in principle, as long as the TDC Planning Officer consults the new Port Engineer and takes their advice on any technical issues with regards to the slipways.

RESOLVED

It was noted that Cllr Piper abstained.

- 2. F/TH/16/0718 – Cliff Cottage, Coastguard Cottages**
Erection of 1no. detached dwelling with detached garage.

Proposed by Cllr Fairbrass, seconded by Cllr Young that;

Ramsgate Town Council considers the application to be an inappropriate development as per the previous application which was refused by TDC.

RESOLVED

- 3. F/TH/16/0678 – 82 Upper Dumpton Park Road, CT11 7PQ**
Erection of 2No 2bedroom terraced houses together with alterations to the roof of number 82.

Proposed by Cllr Campbell, seconded by Cllr Shonk that;

Ramsgate Town Council considers the application to be overdevelopment on an inappropriate site.

RESOLVED

- 4. F/TH/16/0665 – 33 Queen Street, CT11 9DZ**
Erection of a two storey studio building with office together with the replacement of boundary wall following demolition of existing garages.

Proposed by Cllr Campbell, seconded by Cllr Piper that;

Ramsgate Town Council supports this application and considers it to be an appropriate development on an appropriate site adding to the supply of dwellings in the area.

RESOLVED

- 5. 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 reduction in height, with alteration to hard landscaping access roads and surface parking on the site.

Proposed by Cllr Campbell, seconded by Cllr Shonk that;

Ramsgate Town Council strongly objects to this application and reiterates its comment of 10 February 2016;

“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.”

RESOLVED

6. F/TH/16/0731 – Land Adjacent Safari House, Haine Road

Erection of 8no. 3-bed semi-detached and 6no. 4-bed detached dwellings with access from Haine Road, together with erection of car ports and associated parking and landscaping.

Proposed by Cllr Campbell, seconded by Cllr Piper that;

Ramsgate Town Council supports this application.

RESOLVED It was noted that Cllr Young abstained.

7. F/TH/16/0778 – 2 York Street, CT11 9DS

Change of use from A1 (Shop) to A3 (Restaurant/Café) seating area.

Proposed by Cllr Campbell, seconded by Cllr Shonk that;

Ramsgate Town Council supports this application.

RESOLVED

8. F/TH/16/0660 – 56B Harbour Parade, CT11 8LN

Part Demolition of existing roof and installation of conservatory.

Proposed by Cllr Campbell, seconded by Cllr Piper that;

Ramsgate Town Council supports this application.

RESOLVED

9. FH/TH/16/0840 – 171A Pegwell Road, CT11 0LY

Replacement of single storey extension with larger two storey extension with pitched roof and dormer.

Proposed by Cllr Campbell, seconded by Cllr Shonk that;

Ramsgate Town Council opposes this application and considers it to be inappropriate development as it makes an unbalanced building line.

RESOLVED It was noted that Cllrs J and L Fairbrass abstained.

10. F/TH/16/0519 – St Augustines Abbey, St Augustines Road

Erection of a new wall and new side entrance to grounds.

Proposed by Cllr Campbell, seconded by Cllr L Fairbrass that;

Ramsgate Town Council strongly opposes this current plan and considers that the wall should be reinstated.

RESOLVED

11. F/TH/16/0205 – 9 Clarendon Gardens, CT11 9BA

Change of use of basement to 1No 1-bed self contained flat together with second floor rear extension to existing house.

Proposed by Cllr Campbell, seconded by Cllr L Fairbrass that;

Ramsgate Town Council makes no comment on this application.

RESOLVED

12. FH/TH/16/0509 – 11 Church Road, CT11 8RE

Erection of bi-folding doors to rear garden boundary and replacement front door.

L/TH/16/0510 – 11 Church Road, CT11 8RE

Listed building consent for replacement front door along with a bi-folding timber door at rear garden.

Proposed by Cllr Campbell, seconded by Cllr L Fairbrass that;

Ramsgate Town Council raises concerns about the demolition of the original flint wall.

RESOLVED

13. F/TH/16/0867 – 140-144 Newington Road, CT12 6PT

Erection of a primary school to provide up to 420 school places for children aged 4 to 11 years.

Proposed by Cllr J Fairbrass, seconded by Cllr Campbell that;

Ramsgate Town Council considers this to be a great use of a redundant site but raises concerns over insufficient dropping off area for vehicles bringing children to school. Further mitigation should be sought in relation to parking issues.

RESOLVED

It was noted that Cllr Shonk would raise this matter with Kent County Council.

BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION OR HAVE NO COMMENT FROM RAMSGATE TOWN COUNCIL;

TCA/TH/16/0674 – Monkton Cottages, Monkton Place, CT11 9UB

4No Sycamore – Fell

TPO/TH/16/0754 – 1A West Dumpton Lane, CT11 7DG

TH/TPO/6(1984) – 1No Holm Oak – Fell

FH/TH/16/0755 – 12 Dundonald Road, CT11 9TB

Erection of front and rear dormer windows.

FH/TH/16/0770 – 15 Rydal Avenue, CT11 0PT

Erection of first floor side extension.

F/TH/16/0748 – The Sir Stanley Gray, Pegwell Road

Variation of condition 2 of planning permission F/TH/12/0728 to allow alterations to second floor window.

FH/TH/16/0782 – 4 Millfield Road, CT12 6QW

Retrospective application for single storey side extension.

A/TH/16/0726 – Westwood Cross Shopping Centre, Margate Road,

Erection and display of 3No. non-illuminated banner panels and posts and 2No. non-illuminated banner panels to existing posts.

TL/TH/16/0786 – Shelter 54 Outside Racing Greyhound 227, Hereson Road, CT11 7EX

Application for prior notification for replacement of 1No. 12.5m monopole supporting 3No. antennas and 1No equipments cabinet and association equipment.

F/TH/16/0806 – Land To The Rear Of 34, Winterstoke Crescent, Ramsgate

Application for variation of condition 2 of planning F/TH/15/0748 for erection of two storey detached dwelling with access onto Victoria Parade to allow alterations to windows and internal layout.

FH/TH/16/0767 – 14 St Lawrence Avenue, CT11 0JA

Erection of dormer window to side elevation.

FH/TH/16/0727 – 25 Downs Road, CT11 0LS

Erection of part single storey, part two storey rear extension.

F/TH/16/0761 – Dashwood House, 24 South Eastern Road, Ramsgate

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

F/TH/16/0822 – Land Rear of Ambulance Station, Haine Road

Erection of 3no. B2 and/or B8 units with ancillary retail use alongside all access, servicing and parking arrangements.

F/TH/16/0751 – 4C York Street, CT11 9DS

Change of use of ground floor shop from retail (class A1) to Office (class A2).

L/TH/16/0675 – 27 Addington Street, CT11 9JL

Application for listed building consent for internal and external alterations to existing building, including alterations to timber shop-front and internal staircase.

L/TH/16/0520 – St Augustines Abbey, St Augustines Road

Listed Building Application for the creation of a new side access consisting of a new wall and gate.

F/TH/16/0736 – Chilton County Primary School, Chilton Lane

Temporary single storey modular building for education use (Use Class D1) until 31st August 2017.

TCA/TH/16/0883 – 3 Priory Road, CT11 9PG

1No Walnut – Crown reduce by 1m.

L/TH/16/0849 – 32 Liverpool Lawn, CT11 9HJ

Retrospective application for listed building consent for installation of main gas supply, including external flue.

TPO/TH/16/0877 – 1A Chartham Terrace, St Augustines Road, CT11 9NZ

1No Holm Oak (T1) – Crown reduction to 2m

1No Sycamore (T2) – Crown reduce to 3m

FH/TH/16/0841 – 38 Downs Road, CT11 0LT

Erection of first floor side extension over existing garage.

FH/TH/16/0910 – 19 Oakdene Road, CT12 6DR

Erection of two storey side extension together with conservatory to rear.

F/TH/16/0835 – 5 Chatham Street, CT11 7PP

Change of use from single dwelling to 2no. self-contained flats.

F/TH/16/0837 – 9 Augusta Road, CT11 8JP

Change of use from single dwelling to 3no. self-contained flats.

L/TH/16/0838 – 9 Augusta Road, CT11 8JP

Application for listed building consent for the change of use from single dwelling to 3no. self-contained flats.

L/TH/16/0462 – 1A, 1B, 12, 14, & 15 Coastguard Cottages, Victoria Parade

Application for Listed Building Consent for external alterations.

The Chairman closed the meeting at 8.20 pm.