



RAMSGATE TOWN COUNCIL
Minutes of the Planning and Environment Committee

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

Date: Wednesday 9 May 2018, 7pm

Present: Councillors; Campbell, Connor, J. Fairbrass (Chairman), L. Fairbrass, Hartley, Martin, Shonk and Young.

D. Williams – Digital Communications and Marketing Officer

One member of public was present.

015 **APOLOGIES FOR ABSENCE**

Apologies were received from:

Councillor Brown

Councillor Falcon

Councillor Kennedy

Councillor L. Piper

Councillor S. Piper

Councillor Stummer-Schmertzing

016 **DECLARATIONS OF INTEREST**

There were no declarations of interest declared.

017 **MINUTES**

The minutes of the meeting held on 11 April 2018 (minutes 221 to 225) were agreed as a true record.

Proposed by: Councillor Campbell

Seconded by: Councillor L. Fairbrass

RESOLVED

018 **PLANNING APPLICATIONS**

L/TH/18/0198 – 19 Broad Street, CT11 8QY

Application for Listed Building Consent to replace two timber sash windows to ground floor front elevation with two timber sash windows.

Ramsgate Town Council supports this application.

Proposed by: Councillor Campbell

Seconded by: Councillor L. Fairbrass

RESOLVED

F/TH/18/0244 – R and J News, 334 Margate Road

Change of use from Newsagent's (use class A1) to takeaway (use class A5) together with a single storey rear extension and installation of flue.

Ramsgate Town Council recommends to planning that the opening hours should be consistent with the other restaurants in the area and also raises concern for the presence of litter bin capacity in the area.

Proposed by: Councillor Campbell

Seconded by: Councillor Young

RESOLVED

F/TH/18/0303 – Land on the east side of, Effingham Street

Erection of a 2 bedroom dwelling with external front courtyard, off-street parking space and associated boundary treatments.

Ramsgate Town Council raises no objection to the erection of the dwelling but raises concern for the design as it is out of character and not congruous in a conservation area.

Proposed by: Councillor Campbell

Seconded by: Councillor Shonk

RESOLVED

F/TH/18/0347 – 12 St Johns Crescent, CT12 6FF

Change of use of ground floor from retail (Use Class A1) to 1No 1 bedroom flat together with alterations to fenestration, replacement roof tiles and hung tiles.

Ramsgate Town Council supports this application.

Proposed by: Councillor Campbell

Seconded by: Councillor Hartley

RESOLVED

FH/TH/18/0363 – 4 Rose Hill, CT11 9HX

Replace windows with UPVC sliding sash windows.

Ramsgate Town Council objects in principle unless planning states that it complies with the conservation area standards.

Proposed by: Councillor Campbell

Seconded by: Councillor L. Fairbrass

RESOLVED

FH/TH/18/0437 – 94 Southwood Gardens, CT11 0BQ

Erection of two storey side extension together with single storey rear extension and store area following demolition of existing garage and conservatory.

Ramsgate Town Council raises no objection to this application.

Proposed by: Councillor Campbell

Seconded by: Councillor L. Fairbrass

RESOLVED

F/TH/18/0445 – 3-4 Chatham Place, CT11 7PT

Change of use of former Working Men's Club (use class D2) into 10No. self contained flats together with alterations to the rear elevation and fenestration.

Ramsgate Town Council raises concern of cramming and overdevelopment in a conservation area.

Proposed by: Councillor Campbell

Seconded by: Councillor Shonk

RESOLVED

L/TH/18/0446 - 3-4 Chatham Place, CT11 7PT

Application for Listed Building Consent for external works to the rear elevation including removal of stairs to first floor and replacement of door with window together with internal alterations to facilitate the change of use to 10 self-contained flats.

Ramsgate Town Council raises concern of cramming and overdevelopment in a conservation area.

Proposed by: Councillor Campbell

Seconded by: Councillor Shonk

RESOLVED

FH/TH/18/0451 – 38 Victoria Parade, CT11 8AJ

Erection of a single storey front extension, first floor front extension following demolition of existing, balcony with obscure glass screen and external staircase to rear elevation, a detached garage to the side, together with cladding to first floor elevations and render to ground floor elevations.

Ramsgate Town Council raises no objection to this application.

Proposed by: Councillor Campbell

Seconded by: Councillor Hartley

RESOLVED

F/TH/18/0506 – Harbour Rock, 56 Harbour Parade

Variation of condition 10 of planning permission F/TH/03/0859 for the change of use from retail shop (Use Class A1) to wine bar (Use Class A3); and replacement shopfront to allow use as a restaurant.

Ramsgate Town Council raises no objection to the change of use but raises concern for the lack of information for materials and design for the shopfront in a conservation area.

Proposed by: Councillor Campbell

Seconded by: Councillor Hartley

RESOLVED

TCA/TH/18/0521 – 6 The Cloisters

No 1 Sycamore tree reduce

Ramsgate Town Council raises no objection to this application.

Proposed by: Councillor Campbell

Seconded by: Councillor Young

RESOLVED

F/TH/18/0455 – 7 Southwood Road, CT11 0AA

Change of use from restaurant (Use Class A3) to escape rooms (Use Class D2).

Ramsgate Town Council objects to this application and raises the disappointment for the loss of retail in the area and raises concern for parking restrictions as it will exacerbate the parking.

Proposed by: Councillor Campbell

Seconded by: Councillor Shonk

RESOLVED

L/TH/18/0462 – 7 Paragon, CT11 9JX

Application for Listed Building Consent for the erection of third floor extension, erection of part three part two storey rear extension incorporating roof terrace, following demolition of existing, installation of steps and railings to ground floor rear elevation and internal alterations to facilitate conversion to 2No. flats.

Ramsgate Town Council raises no objection to this application, but for the planning officer to check for overlooking on neighbouring properties.

Proposed by: Councillor Campbell

Seconded by: Councillor L. Fairbrass

RESOLVED

FH/TH/18/0551 – 64 Park Road, CT11 9TJ

Insertion of dormer window to rear elevation and formation of roof terrace together with installation of bi folding door to kitchen at rear ground floor.

Ramsgate Town Council raises no objection to this application but raises concern for overlooking on neighbouring properties.

Proposed by: Councillor Campbell

Seconded by: Councillor Shonk

RESOLVED

L/TH/18/0552 – 64 Park Road, CT11 9TJ

Application for Listed Building Consent for the insertion of dormer window to rear elevation and formation of roof terrace together with installation of bi folding door to kitchen at rear ground floor.

Ramsgate Town Council raises no objection to this application but raises concern for overlooking on neighbouring properties.

Proposed by: Councillor Campbell

Seconded by: Councillor Shonk

RESOLVED

F/TH/18/0430 – Land rear to 163 to 173 Pegwell Road, Ramsgate

Erection of 9No 4 bedroom houses and 1No 5 bedroom house with associated parking and access.

Ramsgate Town Council raises no objection to this application however the designs for development are uninspiring.

Proposed by: Councillor Campbell

Seconded by: Councillor L. Fairbrass

Councillor Shonk abstained

RESOLVED

F/TH/18/0612 – The Hub Sandwich and Coffee Bar, Elms Avenue

Erection of first floor extension for use as office together with erection of external staircase.

Ramsgate Town Council strongly objects to the design of this proposal.

Proposed by: Councillor Campbell

Seconded by: Councillor Shonk

RESOLVED

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

F/TH/18/0243 – Ramsgate Café, 332 Margate Road

Erection of a single storey rear extension and installation of flue.

FH/TH/18/0294 – 36 Whitehall Road, CT12 6DF

Formation of vehicular access and hardstanding including excavation works.

FH/TH/18/0331 – 12 St James Avenue, CT12 6DP

Erection of dormer window and porch to front elevation.

FH/TH/18/0463 – 98 West Dumpton Lane, CT11 7BL

Erection of conservatory attaching to a side extension (an extension that was approved under ref no. FH/TH/17/1693).

FH/TH/18/0470 – 52 Greenfield Road, CT12 6TY

Erection of single storey side and rear extension.

FH/TH/18/0473 – 386 Margate Road, CT12 6SH

Erection of single storey pitched roof side extension.

F/TH/18/0490 – 45 Ellington Road, CT11 9SX

Change of use from single dwelling to single dwelling and 1No 1-bed flat to basement together with erection of three storey rear extension, dormer window to side elevation and alterations to front dormer window, including access and parking.

TPO/TH/18/0509 – 136 Grange Road

TH/TPO/14/(1977) – 1No Holm Oak (T1) – Crown reduce by 1.5m

FH/TH/18/0534 – 1 Silverdale Road, CT11 0NF

Erection of single storey side extension together with conversion of garage to habitable room.

TCA/TH/18/0530 – 26 The Cloisters

No 1 Sycamore – Re-pollard

FH/TH/18/0452 – 110 Station Approach Road, CT11 7RF

Formation of vehicular access with associated hardstanding.

FH/TH/18/0594 – 42 Chilton Lane, CT11 0LQ

Erection of front and rear dormer windows to facilitate loft conversion.

019 **TOWN CLERK'S REPORT**

The Town Clerk had nothing to report.

The Chairman closed the meeting at 7:50pm.