



## **RAMSGATE TOWN COUNCIL**

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

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

**Date:** Wednesday 9 November 2016

**Present:** Councillors; Campbell, Connor, J Fairbrass, L Fairbrass, Falcon, Kennedy (arrived beginning of item 4). Newman, Shonk, Stummer-Schmertzing (left during item 4).

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

144 **APOLOGIES**

Apologies were received from Cllrs Brown, S Piper and Young.

145 **DECLARATIONS OF INTEREST**

None declared.

146 **MINUTES**

The minutes of the meeting held on 12 October 2016 (minutes 127 to 131) were agreed as a true record.

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

**RESOLVED**

147 **PLANNING APPLICATIONS**

**F/TH/16/1356 – Land At 124 To 126 King Street** Erection of a two storey building comprising 4No.1-bed self-contained flats.

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

Ramsgate Town Council agrees with this application, in principle, and considers it to be appropriate development of space but asks that TDC considers any loss of light to existing dwellings behind development.

**RESOLVED**

**F/TH/16/1414 – 24 Harbour Street, CT11 8HA** Change of use of part of ground floor from retails (Use Class A1) to taxi office (sui generis).

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

Ramsgate Town Council disagree with this application on the grounds that there is no empirical evidence that the needs for taxi offices is not being met with the taxi rank in the harbour area – a currently unused, but still licensed taxi rank in the turning circle at the end of Harbour Parade and a buzzer facility in York Street.

If TDC is minded to grant planning permission, RTC insist on a full Highways Impact Statement.

Policy D1 states that new development should include measures to prevent public disorder. As the build up of often inebriated and objectionable behaviour is associated with crowds waiting for taxis in this area, RTC insist that marshalls be employed to manage the flow of customers and that the pickup point be moved away from Harbour Street to Harbour Parade or Leopold Street to prevent the build up of crowds in an area that disturbs the sleep of residents.

Ramsgate Town Council recommends that the operational time of the office is reduced to 11.30 pm or 12 midnight to mitigate late night disturbance to residents.

RESOLVED

**F/TH/16/1409 – 1 Archway Road, CT11 9EN** Erection of attached building containing 4No one bedroom flats to side of 1 Archway Road following demolition of existing garage.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

**L/TH/16/1422 – 3 Guildford Lawn, CT11 9AY** Application for Listed Building Consent for the erection of a single storey rear extension at basement level and a first floor rear extension to facilitate conversion into 3No 1 Bedroom flats.

Ramsgate Town Council raises strong opposition to what is considered to be overdevelopment of a listed building within a listed Georgian terrace.

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

RESOLVED

**F/TH/16/1371 – 3 Guildford Lawn, CT11 9AY** Erection of a single storey rear extension at basement level and a first floor rear extension to facilitate conversion into 3No 1 Bedroom flats.

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

Ramsgate Town Council raises strong opposition to what is considered to be overdevelopment.

RESOLVED

**L/TH/16/1421 – 3 Guildford Lawn, CT11 9AY** Application for Listed Building Consent for the erection of a ground floor and first floor rear extension above existing projection, erection of a single storey rear extension at basement level and conversion of underground vault into living accommodation to facilitate returning back into a single residential dwelling.

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

Ramsgate Town Council raises concerns over the mass of major internal alterations to a listed Georgian building. TDC should liaise with the Conservation Officer to take their opinion on board before determination.

RESOLVED

**FH/TH/16/1370 – 3 Guildford Lawn, CT11 9AY** Erection of a ground floor and first floor rear extension above existing projection, erection of a single storey rear extension at basement level and conversion of underground vault into living accommodation to facilitate returning back into a single residential dwelling.

Ramsgate Town Council raises no opposition to an application to return this building to a single dwelling with the concerns raised for L/TH/16/1421 taken into consideration.

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

RESOLVED

**F/TH/16/1390 – 13A King Street, CT11 8NN** Installation of new shopfront.

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

Ramsgate Town Council fully supports this application.

RESOLVED

**OL/TH/16/1416 – Land Adjoining 1 Chilton Lane, And Canterbury Road East** Outline application for erection of 14No. detached dwellings including access, layout and scale.

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

Ramsgate Town Council fully supports this application.

RESOLVED

**F/TH/16/1406 – 65 Plains Of Waterloo, CT11 8JE** Change of use from single dwelling to House of Multiple Occupation (sui generis) for up to 9 occupants.

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

Ramsgate Town Council is deeply concerned and opposes this application. Anti-social behaviour is rife in this area.

RESOLVED

**R/TH/16/0960 – Land and Buildings South of Westwood Cross and Between New Haine Road and Margate Road** Application for approval of reserved matters of outline application F/TH/12/0781 for the erection of retail superstore (Use Class A1) (Approx. 14,400 sqm GEA), Petrol filling station and public open space with associated landscaping, servicing, car parking, access and link road, together with outline application for 1 and 2 storey buildings for non-food retail, restaurants and or take away uses (use Classes A1, A3-A5) with associated parking and open space, following demolition of existing buildings.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

It was noted that Cllr Shonk opposed this decision.

**L/TH/16/1165 – 9 Bellevue Road, CT11 8LB** Application for listed building consent for demolition of single storey rear extension.

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

Ramsgate Town Council fully supports this application.

RESOLVED

**F/TH/16/1337 – 25 – 27 Queen Street, CT11 9DZ** Erection of a two storey dwelling with associated garden area and parking, following demolition of existing storage area to the rear of 25/27 Queen Street.

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

Ramsgate Town Council considers this application to be appropriate use of and tidies the area.

RESOLVED

**FH/TH/16/1248 – Ellington Park Lodge, Ellington Park** Erection of a single storey side extension.

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

Ramsgate Town Council is not opposed, in principle, but requires the extension to be in keeping with the design of the main building.

RESOLVED

**F/TH/16/0867 – 140 – 144 Newington Road, CT12 6PP** Erection of a primary school to provide up to 420 school places for children aged 4 to 11 years.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

**F/TH/16/1442 – 1 Abbey Lodge, Priory Road** Change of use from HMO to 2No. 2-bed dwellings, together with erection of 2No. single storey side extensions.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

**F/TH/16/1360 – 33-35 Harbour Street, CT11 8HA** Change of use from retail unit to Business Centre Complex comprising of 3 smaller retail units, with offices/training room at the rear.

This application was not considered.

**F/TH/16/1494 – 12 Nursery Close, CT11 7QT** Erection of two storey rear extension and first floor side extension.

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

Ramsgate Town Council objects to scale of the development; considers it to be overdevelopment and is concerned about the impact on neighbouring properties.

RESOLVED

**BELOW ARE PLANNING APPLICATIONS THAT WERE NOT BEEN CALLED IN FOR CONSIDERATION AND THEREFORE HAVE NO COMMENT/NO OBJECTION;**

**F/TH/16/1426 – Basement Flat, 71 Grange Road**  
Retrospective application for replacement windows.

**TCA/TH/16/1454 – 9 Paradise, Ramsgate**  
1No Cherry (T1) – Crown reduce by 2-3m, 1No Holly (T2) – Remove 1No limb, 1No Yukka (T3) – Remove 2 limbs 1m above ground level.

**L/TH/16/1394 – 1 Clifton Lawn, CT11 9PB**  
Application for Listed Building Consent for replacement of casement windows to timber sash windows.

**F/TH/16/1313 – 18 Queen Street, CT11 9DR**  
Retrospective application for the installation of extraction unit and flues.

**F/TH/16/1360 – 33-35 Harbour Street, CT11 8HA**  
Change of use from retail unit to Business Centre Complex comprising of 3 smaller retail units, with offices/training room at the rear.

**L/TH/16/1455 – Winton Cottage, Camden Road**  
Application for Listed Building Consent for the removal of chimney breast, two internal walls and render rear and side walls.

**L/TH/16/1481 – Upper Court Nursery School, 1 High Street, St Lawrence**  
Application for Listed Building Consent for internal alterations to basement.

**F/TH/16/1480 - Upper Court Nursery School, 1 High Street, St Lawrence**  
Change of use of basement from Nursery (Use Class D1) to mixed use, Retail (Use Class A1) and workshop (Use Class B1) together with internal alterations.

**F/TH/16/1494 – 12 Nursery Close, CT11 7QT**

Erection of two storey rear extension and first floor side extension.

**FH/TH/16/1499 – 5 Nethercourt Gardens, CT11 0RY**

Erection of dormer window to rear elevation and 3No rooflights to front together with alterations to roof.

The Chairman closed the meeting at 8.02 pm.