



## **RAMSGATE TOWN COUNCIL**

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

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

**Date:** Wednesday 12 June 2019.

**Present:** Councillors; Albon (Chairman), Ara, Campbell, Green, Huxley, Makinson, Moore, Nixey, L Piper and Young.

Also in attendance; E Richford – Deputy Town Clerk and Dean Williams – Digital Communications and Marketing Officer.

035 **APOLOGIES**

Apologies were received from Cllrs; Crittenden, Hetherington, S Piper, Rusieki and Wing.

036 **DECLARATIONS OF INTEREST**

None declared.

037 **ELECTION OF VICE CHAIRMAN**

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

Cllr Makinson be elected as Vice Chairman for the Planning and Environment Committee for the year.

**RESOLVED**

038 **MINUTES**

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

The minutes of the meeting held on 10 April 2019 (minutes 205 to 209) be agreed as a true record.

**RESOLVED**

039 **PLANNING APPLICATIONS**

**FH/TH/19/0230 – 40 Thirlmere Avenue, CT11 0PH**

Erection of a single storey flat roof rear extension together with erection of side dormer window.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

**FH/TH/19/0469 – 135C Grange Road, CT11 9PT**

Erection of a single storey rear extension.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

**R/TH/19/0499 – Land East and West of, Haine Road**

Application for reserved matters attached to outline permission OL/TH/14/0050 for the approval of layout, scale, appearance and landscaping for the erection of 220 residential dwellings (phase 1).

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

**FH/TH/19/0392 – 56 Southwood Gardens, CT11 0BQ**

Erection of single storey rear extension, following removal of existing conservatory, together with two storey side extension, following removal of existing garage and utility area.

Committee noted that this application had already been refused by Thanet District Council under Officer Delegation.

**F/TH/19/0427 – Land Adjoining, 146 Crescent Road**

Erection of No.4 bedroom detached house on vacant corner plot.

**Proposed by:** Councillor L Piper **Seconded by:** Councillor Young that;

Ramsgate Town Council raises no objection to the development of the site but is concerned about the sight lines at the road junction for vehicles and parking.

RESOLVED

**F/TH/19/0644 – Land and Buildings on the North Side of, Boundary Road**

Erection of three No 4 Storey blocks and conversion of existing building to provide 73 one and two bedroom apartments with associated access, parking and amenity space.

AND

**L/TH/19/0753 - Land and Buildings on the North Side of, Boundary Road**

Application for Listed Building Consent for internal and external alterations/repairs to facilitate the change of use to residential (use class C3).

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

Ramsgate Town Council would wish that the Planning Officer takes care to look after the Listed Building on the site ensuring that the appropriate materials are used.

The new buildings are considered to be uninspiring and should be amended to be more acceptable in an area of deprivation.

Concerns are raised over the density of the build adding to the already densely populated area of Eastcliff.

Concerns raised over the lack of recreational space.

RESOLVED

**F/TH/19/0746 – St Augustines Abbey, St Augustines Road**

Retrospective applications for alterations and enlargement of existing outbuilding together with cladding.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

**OL/TH/19/0378 – 98 King Street, CT11 8PB**

Outline application for the erection of a three storey building with roof terrace incorporating 12No 2bed and 2No 1bed flats, including access, appearance, layout and scale.

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

Ramsgate Town Council considers this to be overdevelopment of a site in a cramped location and expansion of the original planning permission should not be permitted.

RESOLVED

**F/TH/19/0414 – 1 Westcliff Terrace Mansions, Pegwell Road**

Erection of 1No single storey detached dwelling with detached garage and associated works.

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

Ramsgate Town Council objects to the application considering it to detract from the historic Westcliff Terrace Mansions. RESOLVED

**FH/TH/19/0525 – 21 Upper Dumpton Park Road, CT11 7PE**

Erection of a two storey rear extension.

Committee noted that this application had already been granted by Thanet District Council under Officer Delegation.

**F/TH/19/0533 – Land Adjacent 2, Shaftsbury Street**

Erection of a two storey 2-bed dwelling following demolition of existing building.

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

Ramsgate Town Council objects to this application considering the site as suitable for development but any development should complement the existing terrace. RESOLVED

**L/TH/19/0747 – 5 Chapel Place, CT11 9RY**

Application for Listed Building Consent for the erection of single storey flat roof rear extension following demolition of existing, replacement of UPVC second floor window to front elevation to timber, erection of timber fence and gates to side elevation together with internal and external alterations.

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

Ramsgate Town Council fully supports this application.

RESOLVED

**F/TH/19/0698 – 67A High Street, CT11 9RJ**

Erection of a 2 storey building to provide 4No 1bed studio flats with associated cycle and bin storage.

**Proposed by:** Councillor Green **Seconded by:** Councillor Makinson that;

Ramsgate Town Council considers this to be overdevelopment of the site.

RESOLVED

**BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION AND THEREFORE RAMSGATE TOWN COUNCIL MAKES NO COMMENT;**

**R/TH/18/1360 – Land Adjoining 1, Chilton Lane**

Application for the approval of landscaping and appearance for the erection of 14No. detached dwellings including access, layout and scale pursuant to outline planning permission OL/TH/16/1416.

**FH/TH/19/0124 – 32 Camden Square, CT11 8HS**

Replacement of 3No. windows and 1No. door within the front elevation together with installation of 2No. windows in the front elevation replacement of front door.

**F/TH/19/0299 – 15 Royal Road, CT11 9LE**

Erection of railings to front boundary following demolition of existing wall, erection of external staircase to rear, erection of wall to subdivide garden, replacement of timber windows to front dormers and rear, replacement of timber and glass to existing conservatory to rear together with internal and external alterations.

**F/TH/19/0323 – Land on the North Side of, Stirling Way**

Erection of 23no. 3 storey 2 and 3 bed dwellings and 15no. 1 and 2 bed flats together with associated parking.

**F/TH/19/0346 – Eagle Inn, 153 High Street**

Change of use of public house to 2no. 2-bed flats and 2no. 1-bed flats.

**L/TH/19/0347 – Eagle Inn, 153 High Street**

Application for Listed Building Consent for internal changes including new stairs and insertion of partition walls and external changes including replacement timber windows to front and rear loft rooms, insertion of windows at basement level to front, new side entrance with timber door and replace doors with timber window to front corner together with new boundary treatments including new metal railings to front, to facilitate the change of use from public house into 2no. 2-bed flats and 2no. 1-bed flats.

**F/TH/19/0363 – Land Rear of 163 to 173, Pegwell Road**

Application variation of conditions following approved planning permission for F/TH/18/0430 for erection of 9No 4 bedroom dwellings and 1No 5 bedroom dwelling with associated parking and access to vary Conditions 2 & 5 relating only to plots 12 & 13 to allow changes of reference from Approved drawings to amended drawings to allow change of footprint for both plots.

**F/TH/19/0371 – Trim Fix Mouldings Limited, 11 Leigh Road**

Erection of a part single part two storey side extension.

**F/TH/19/0425 – 16 Nelson Crescent, CT11 9JF**

Erection of pitched roof to replace existing flat roof.

**L/TH/19/0426 – 16 Nelson Crescent, CT11 9JF**

Application for Listed Building Consent for erection of pitched roof to replace existing flat roof.

**F/TH/19/0436 – 1 Allenby Road, CT12 6BB**

Erection of single storey building to form a new retail shop (Use Class A1).

**L/TH/19/0439 – 8 Paragon, CT11 9JX**

Application for Listed Building Consent for the erection of rear 1.8m high garden wall following removal of fence.

**F/TH/19/0440 – 7 Paragon, CT11 9JX**

Installation of mono pitched roof to front balcony.

**L/TH/19/0441 – 7 Paragon, CT11 9JX**

Listed Building Consent for the replacement of front balcony felt flat roof with a lead mono pitched roof.

**F/TH/19/0442 – 35 Victoria Road, CT11 8BZ**

Change of use from dwelling to House of Multiple Occupancy for between 7 and 10 people together with erection of single storey rear extension following demolition of existing conservatory.

**FH/TH/19/0445 – 64 St James Avenue, CT12 6DZ**

Erection of a single storey side extension.

**FH/TH/19/0463 – 146 Grange Road, CT11 9PR**

Erection of single storey rear extension following demolition of an existing extension and outbuilding.

**F/TH/19/0473 – Kent Place Steps, Kent Place**

Installation of tiles to steps.

**L/TH/19/0478 – 64 Plains of Waterloo, CT11 8JE**

Application for Listed Building Consent for replacement of basement windows to front elevation to timber sash, replacement of ground floor window to timber glazed door to rear elevation, painting to front façade together with internal alterations.

**FH/TH/19/0492 – 73 St Johns Avenue, CT12 6JE**

Erection of single storey side extension to form a porch.

**FH/TH/19/0509 – 383 Margate Road, CT12 6SE**

Erection of a single storey rear extension.

**FH/TH/19/0531 – 8 Winterstoke Crescent, CT11 8AQ**

Erection of single storey rear extension following demolition of existing conservatory together with erection of balcony, balustrade and screening to first floor rear extension, conversion of garage to habitable room together with patio area to rear.

**FH/TH/19/0539 – 44 Queens Gate Road, CT11 7RG**

Erection of single storey porch to front together with single storey side and rear extension.

**F/TH/19/0576 – Maisonette, 47 High Street**

Insertion of dormer window to side elevation and conversion of upper floors from 1No. 3-bed flat to 1No. 1-bed and 1No. 2-bed self-contained flats together with replacement windows and alterations to fenestration.

**F/TH/19/0589 – Land Adjacent 34, St Mildreds Avenue**

Variation of condition 2 attached to planning permission F/TH/15/0431 for the erection of a two storey detached dwelling to allow for alterations to the design and layout.

**FH/TH/19/0593 – 73 Upper Dumpton Park Road, CT11 7PQ**

Erection of a single storey ground floor rear extension.

**FH/TH/19/0607 – 8 Mallory Close, CT12 6TW**

Erection of part single/part two-storey rear extension together with alterations to fenestration.

**FH/TH/19/0626 – 14 Southwood Gardens, CT11 0BQ**

Variation of condition 2 of planning permission FH/TH/19/0111 for the erection of first floor rear extension to allow alterations to fenestration and materials.

**FH/TH/19/0740 – 383 Margate Road, CT12 6SE**

Retrospective application for erection of a summerhouse.

**FH/TH/19/0743 – 55 Helvellyn Avenue, CT11 0RS**

Variation of condition 2 attached to planning permission F/TH/19/0017 for the erection of single storey side extension and front porch extension together with installation of Juliet balcony to first floor rear elevation to allow for an increase in the depth of the extension, installation of Bi-fold doors to rear elevation following demolition of existing garage.

**F/TH/19/0654 – Ramsgate Arts Primary School, 140-144 Newington Road**

Retrospective application for land level increase of playing field at rear together with erection of 2.1m high metal fence/gate to side and rear boundary of playing field following removal of existing concrete fence.

**F/TH/19/0655 – Land Adjacent 47, Whitehall Road**

Erection of 1No., three bedroom dwelling with basement with associated parking, access and amenity space.

**FH/TH/19/0671 – 13 Vale Square, CT11 9DF**

Internal and External repairs and restoration works.

**L/TH/19/0672 – 13 Vale Square, CT11 9DF**

Application for Listed Building Consent for internal and external repairs and restoration works.

**FH/TH/19/0690 – 8 Sydney Road, CT11 8EJ**

Erection of single storey rear extension.

**F/TH/19/0694 – 4 Carlton Avenue, CT11 9BP**

Erection of a three storey rear extension and additional rooflights to front and rear following removal of existing two storey rear extension and conservatory.

**FH/TH/19/0722 – 131 West Dumpton Lane, CT11 7BH**

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

**FH/TH/19/0367 – 25B Princess Margaret Avenue, CT12 6LG**

Formation of a vehicular access and retention of timber fence to front boundary.

**OL/TH/19/0484 – Cox and Son, 3 Broad Street**

Outline application with all matters reserved for the erection of a 4/5 storey building for 32No 2 bed self-contained flats with a self-contained retail unit at ground floor level following demolition of existing buildings.

**FH/TH/19/0545 – 29 Grasmere Avenue, CT11 0PP**

Erection of a single storey front extension.

**FH/TH/19/0591 – 34 Helvellyn Avenue, CT11 0RS**

Erection of two storey side extension together with single storey double garage to side.

**F/TH/19/0620 – 127-129 King Street, CT11 8PH**

Part removal and capping of 2 Chimney Stacks to the roof of 127-129 King Street.

**F/TH/19/0625 – Unit 4, Princes Road**

Change of use from industrial unit to veterinary surgery together with associated parking.

**F/TH/19/0650 – Land to the Rear of 8, Cannon Road**

Erection of potter's studio.

**F/TH/19/0673 – Fegans Drop In Day Centre, 160 Margate Road**

Erection of 2 metre high galvanised steel palisade fencing and gates following demolition of existing concrete block wall and pedestrian timber gate.

**FH/TH/19/0727 – 7 Ellington Road, CT11 9SJ**

Erection of a single storey rear extension following demolition of existing extension and conservatory together with erection of dormer window to front elevation.

**FH/TH/19/0762 – 178 Windermere Avenue, CT11 0NU**

Erection of a single storey front extension.

**FH/TH/19/0670 – 68 Manston Road, CT11 0RJ**

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

**F/TH/19/0694 – 4 Carlton Avenue, CT11 9BP**

Erection of a 3 storey rear extension and additional rooflights to front and rear following removal of existing 2 storey rear extension and conservatory.

**F/TH/19/0704 – Hamilton House Holiday Flats, 5 Nelson Crescent**

Change of use from HMO (sui generis) into 1No 2 bed self-contained flat, 1No 3 bed maisonette and 1No 2 bed maisonette, (use class C3) together with alterations to fenestration with the addition of slate pitched roof to existing roof rear projection.

**L/TH/19/0705 – Hamilton House Holiday Flats, 5 Nelson Crescent**

Application for Listed Building Consent for internal alterations including the removal and alterations to internal modern partitions and external alterations including the addition of slate pitched roof to existing flat roof rear projection and alterations to fenestration to facilitate the change of use from HMO (sui generis) into 1No 2 bed self-contained flat, 1No 3 bed maisonette and 1No 2 bed maisonette, (Use class C3).

040 **TOWN CLERK'S REPORT**

The Committee considered the report of the Town Clerk relating to street lighting in Conservation area.

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

The Committee endorses the actions of the Town Clerk so far and wishes to be kept informed of progress.

**RESOLVED**

The Chairman closed the meeting at 8.17 pm.