



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Environment Committee

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

Date: Wednesday 12 October 2016

Present: Councillors; Campbell, Connor, J Fairbrass, L Fairbrass, Falcon, Kennedy, Martin, Newman, L Piper (arrived 7.25pm), S Piper (arrived 7.25pm), Shonk, and Young.

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

127 **APOLOGIES**

Apologies were received from Cllrs Brown, Larkins and Stummer-Schmertzling.

128 **DECLARATIONS OF INTEREST**

None declared.

129 **MINUTES**

The minutes of the meeting held on 14 September 2016 (minutes 112 to 115) were agreed as a true record.

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

RESOLVED

It was noted that the minute numbering had been amended.

VARIATION OF AGENDA

ITEM 5 - KCC PLANNING APPLICATION BROUGHT FORWARD TO BEFORE ITEM 4 - PLANNING APPLICATIONS

130 **KCC PLANNING APPLICATION**

The application is for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for the erection of a sand and gravel washing plant. The location of the application is Port of Ramsgate, Berth 4 New Port, Ramsgate Harbour, Ramsgate, Kent, CT11 8RP.

Members of the public were present and raised their concerns over the application.

Letter to be sent to KCC from Ramsgate Town Council outlining the **serious** concerns raised, **particularly in regard to potential environmental damage** at this meeting and stating that the application does not fit with this council's vision of Ramsgate as a **tourism** destination of choice.

The thoughts of Ms J Fielding to be expressed within the letter and to reiterate the need for a thorough investigation to be made.

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

RESOLVED

131 **PLANNING APPLICATIONS**

F/TH/16/1197 – 56 – 58 King Street, CT11 8NY

Proposed external staircase and removal of window to replace with door.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

L/TH/16/1198 – 56 – 58 King Street, CT11 8NY

Listed Building Consent for a proposed external staircase and removal of window to replace with door.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

F/TH/16/1207 – 58 – 60 Harbour Parade, CT11 8LN

Retrospective application for the change of use of ground floor from restaurant/café (Use Class A3) to a mixed use restaurant/café and bar (Use Classes A3 and A4).

Ramsgate Town Council supports this application but with concerns about the hours allowing the sale of alcohol.

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

RESOLVED

F/TH/16/1247 – 18 Harbour Street, CT11 8HA

Change of use from A1 to D1 Arts and Community Centre.

Ramsgate Town Council supports this application.

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

RESOLVED

L/TH/16/1154 – 5 Nelson Crescent, CT11 9JF

Application for Listed Building Consent for internal and external alterations including demolition of second floor extension and alterations to roof and relocation of external spiral staircase. Erection of garage with self-contained flat above following demolition of existing garage.

Ramsgate Town Council generally welcomes this development but is opposed to the removal of the butterfly roof as it plays an intricate part in a conservation area.

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

F/TH/16/1153 – 5 Nelson Crescent, CT11 9JF

Change of use of basement to 1No. two bedroom flat. Change of use of upper floors to 7 bedroom house including alterations to roof, removal of second floor rear addition and erection of balcony and relocation of external spiral staircase. Erection of garage with self-contained flat above following demolition of existing garage.

Ramsgate Town Council raises no concern over change of use.

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

RESOLVED

L/TH/16/1213 – Cliff House, Rose Hill, Ramsgate

Application for Listed Building Consent for the erection of a first floor side extension with balcony over existing with access from existing internal stairwell along with all exterior metalwork to be painted dark green.

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

Ramsgate Town Council asks that TDC seek to ensure that construction materials used comply with the conservation area.

RESOLVED

FH/TH/16/1212 – Cliff House, Rose Hill, Ramsgate

Erection of a first floor side extension with balcony over existing extension.

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

Ramsgate Town Council supports the application but asks that TDC seek to ensure that construction materials used comply with the conservation area.

RESOLVED

FH/TH/16/1196 – 42 Nethercourt Hill, CT11 0RZ

Excavation works to create new vehicular hard standing area to front and construction of new front entrance steps and wall.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

L/TH/16/1122 – 65A Pegwell Road, CT11 0NJ

Erection of outbuilding to rear of garden, following demolition of existing shed.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

FH/TH/16/1123 – 5 Duncan Road, CT11 9SU

Erection of two storey rear extension together with erection of dormer window to rear, insertion of 2No roof lights to front elevation.

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

Ramsgate Town Council advises that the TDC Planning Officer checks for overlooking.

RESOLVED

F/TH/16/1241 – 41 Crescent Road, CT11 9QX

Conversion of property from 2no. flats and 1no. maisonette to 4no. 1-bed self-contained flats together with internal alterations.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

F/TH/16/1174 – Flat 2, 126 High Street

Replacement of 2No timber windows with timber sash windows.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

F/TH/16/1306 – 5 Hardres Street, CT11 8QD

Change of use from retail (A1) to restaurant (A3) together with installation of flue to side elevation.

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

Ramsgate Town Council raises concerns over the location of the flue in relation to residential windows.

RESOLVED

L/TH/16/1281 – The Sir Stanley Gray, Pegwell Road

Application for Listed Building Consent for the erection of porch to front, erection of external bar to rear with roller shutters together with internal alterations.

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

Ramsgate Town Council supports this application.

RESOLVED

F/TH/16/1280 – The Sir Stanley Gray, Pegwell Road

Erection of porch to front, erection of external bar to rear with roller shutters.

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

Ramsgate Town Council raises no objection to the changes proposed.

RESOLVED

TCA/TH/16/1335 – 2 Hibernia Street, CT11 8HP

1No Lime (T1) – Fell, 1No Norway Maple (T2) – Cut back from house leaving 2m clearance.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

It was noted that Cllrs Martin, Newman, Shonk and Young were opposed to this resolution.

F/TH/16/0867 – 140 – 144 Newington Road, CT12 6PP

Amended Application: 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 supports this application and is pleased to note that the previous concerns of this council have been noted and actioned.

RESOLVED

L/TH/16/1318 – Westcliff Terrace Mansions, Pegwell Road

Application for Listed Building Consent for new roof covering, replacement of existing stairway access onto roof with taller structure and replacement of flat roof lights with glazed lantern style roof lights and new glazed ballustrading to roof.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

FH/TH/16/1293 – 1 Abbey Lodge, Priory Road

Erection of single storey side extension.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

L/TH/16/1257 – 20 Royal Road, CT11 9LE

Application for Listed Building Consent to refurbish elements of the building, both internally and externally, including demolition of a small rear extension, removal or rear fire escape and alterations to fenestration.

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

Ramsgate Town Council fully supports this application.

RESOLVED

F/TH/16/1256 – 20 Royal Road, CT11 9LE

Change of use from flats and a care home to a single dwelling with internal and external alterations including alterations to fenestration.

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

Ramsgate Town Council raises no objection to this application.

RESOLVED

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

F/TH/16/1048 – 41 Grasmere Avenue, CT11 0PP

Application for variation of condition 3 of planning permission FH/TH/15/0606 for erection of single storey side and rear extensions together with the installation of a dormer window to front elevation.

L/TH/16/1147 – Lloyds TSB, 1 – 7 Queen Street

Application for Listed Building Consent for internal alterations to facilitate the installation of wifi.

F/TH/16/1308 – Land Adjacent To Mallisden, Haine Road

Erection of 4No three storey detached houses, associated access, landscaping and re-routing of public footpath and provision of new footpath to frontage of site. RTC Previous Comment on similar application (OL/TH/15/0018 - Outline application for the erection of 4no. dwellings with all matters reserved.) on 11th February 2015: "No Comment"

TPO/TH/16/1397 – Ellington County Primary School, High Street, St Lawrence, CT11 0QH

1No Horse Chestnut (T1) – Remove limb overhanging substation, 1No Lime (T2) – Crown lift to 6m, 1No Mountain Ash (T3) – Fell, 1No Ash (T6) – Cut back limb overhanging neighbours roof to main stem.

The Chairman closed the meeting at 8.50 pm.