



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 1st March 2023 at 7.00pm

Present: Councillors: Albon (Chair), Austin, Green, Huxley, Makinson, Moore, Nixey, Ovenden, L Piper, and Young.

Also in attendance:

Miss E Richford, Deputy Town Clerk & FO and Mr D Williams, Digital Communications & Marketing Officer.

039/23

APOLOGIES

Apologies were received and accepted from Cllr Crittenden – work commitment. Hetherington – holiday; S Piper – family commitment; Rusiecki – other meeting; and Wing – Family Commitment.

RESOLUTION: To approve the apologies for absence.

040/23

DECLARATIONS OF INTEREST

There were no declarations of interest declared.

041/23

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 1st February 2023 (018/23- 022/23) were received and considered.

RESOLUTION: The minutes were approved as a true record.

042/23

PLANNING APPLICATIONS

F/TH/23/0183 – 15 West Cliff Road, CT11 9JP

Installation of single glazed timber double doors and laminated glazing to third floor following removal of existing window together with installation of black cast iron railings to front elevation.

RESOLUTION: Ramsgate Town Council objects only to the balcony as it detracts from the character of a Grade II Listed Building plus concerns in relation to overlooking.

L/TH/23/0184 – 15 West Cliff Road, CT11 9JP

Application for Listed Building Consent for installation of single glazed timber double doors and laminated glazing to third floor following

removal of existing window, installation of limestone steps to basement and front elevation together with installation of black cast iron railings to front elevation.

RESOLUTION: Ramsgate Town Council objects only to the balcony as it detracts from the character of a Grade II Listed Building plus concerns in relation to overlooking.

F/TH/22/1496 – J D Wetherspoon, Royal Victoria Pavilion, Harbour Parade

Erection of single storey structure at roof level to accommodate access to roof, creation of roof terrace, re-instatement of windows and doors and removal of 2no. entrance doors at ground floor level, together with internal alterations including the removal and provision of walls, to facilitate the use of this building in part for restaurant, with ancillary take-away.

RESOLUTION: Ramsgate Town Council accepts the design and use with reservations over signage, extra ‘dome’ on the back of the premises, disapproves of the sign on the back of the building, and there is no evidence of provision for waste.

L/TH/22/1497 – J D Wetherspoon, Royal Victoria Pavilion, Harbour Parade

Application for Listed Building consent for the erection of single storey structure at roof level to accommodate access to roof, creation of roof terrace, re-instatement of windows and doors and removal of 2no. entrance doors at ground floor level, together with internal alterations including the removal and provision of walls, to facilitate the use of this building in part for restaurant, with ancillary take-away.

RESOLUTION: Ramsgate Town Council accepts the design and use with reservations over signage, extra ‘dome’ on the back of the premises, disapproves of the sign on the back of the building, and there is no evidence of provision for waste.

A/TH/22/1498 - J D Wetherspoon, Royal Victoria Pavilion, Harbour Parade

Erection and display of 2no. internally illuminated and halo illuminated 3D fascia lettering at ground floor level, and internally illuminated 3D projecting lettering at roof level.

RESOLUTION: Ramsgate Town Council accepts the design and use with reservations over signage, extra ‘dome’ on the back of the premises, disapproves of the sign on the back of the building, and there is no evidence of provision for waste.

F/TH/22/1050 – 41 – 45 High Street and, 5 Hardres Street

Erection of a part three storey, part four storey building, together with change of use of part of first floor to accommodate 8No 1-bed flats and 2No 3-bed flats.

RESOLUTION: Ramsgate Town Council raises no objection to the application.

F/TH/23/0148 – 19 – 21 Harbour Street, CT11 8HA

Erection of an external illuminated timber fascia sign together with repair and decoration of front including reinstatement of pilasters, pilaster heads.

RESOLUTION: Ramsgate Town Council makes no comment on the application.

L/TH/23/0149 – 19 – 21 Harbour Street, CT11 8HA

Application for Listed Building Consent for the erection of new timber fascia sign together with restoration works to shop front including reinstatement of pilasters, pilaster heads, restoration of the upper facades with repair and decoration works.

RESOLUTION: Ramsgate Town Council makes no comment on the application.

F/TH/22/1512 – Ramsgate Arts Barge, East Crosswall

Installation of fire access onto Harbour Parade from the Ramsgate Arts Barge and the installation of an electric kiosk on Pier Yard.

RESOLUTION: Ramsgate Town Council makes no comment on the application.

L/TH/22/1513 – Ramsgate Arts Barge, East Crosswall

Application for Listed Building Consent for the installation of fire access onto Harbour Parade from the Ramsgate Arts Barge and the installation of an electric kiosk on Pier Yard.

RESOLUTION: Ramsgate Town Council makes no comment on the application.

FH/TH/23/0196 – 1 Windmill Avenue, CT12 6QP

Erection of single storey annexe to rear, following demolition of existing store/garage.

RESOLUTION: Ramsgate Town Council raises no objection to the application providing a condition is placed on the approval by TDC that the annexe to the rear is only used as ancillary to the main house.

A/TH/23/0147 – 3 Harbour Street, CT11 8HA

Erection and display of 2no externally illuminated fascia signs (Sign A, B) together with mural to elevation.

RESOLUTION: Ramsgate Town Council raises no objection to the application.

BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION AND THEREFOR THERE IS NO COMMENT MADE;

FH/TH/22/1645 – 30 and 32 Saxon Road, CT11 0LH

Erection of single storey rear extension to No 30 Saxon Road together with the erection of two storey rear extension to No 32 Saxon Road to facilitate loft conversion with 2No roof lights to front.

F/TH/22/1683 – Pierremonts, Canterbury Road East

Erection of single storey front and side extensions to workshop building following demolition of existing sales office and canopy.

F/TH/23/0042 – 30 Harbour Street, CT11 8HA

Change of use of upper floors to self-contained holiday units together with extension to flat roof at fifth floor level to accommodate internal stairs.

FH/TH/23/0091 – 18 Gilbert Road, CT11 7QR

Erection of single storey rear extension following demolition of existing, together with alterations to fenestration.

FH/TH/23/0094 – 116 Margate Road, CT12 6AA

Alterations to roof from hip to gable, erection of 1no. dormer to rear to facilitate loft conversion, erection of single storey rear extension with raised terrace and balustrading following demolition of both existing rear extensions.

TCA/TH/23/0159 – Pembroke Court, 100 Hardres Street

1No Pittosporum (H1) – Cut back from footpath by 0.5m to provide clearance.

1No Norway Maple (T1) – Crown reduce height and lateral growth by 1m back to previous pruning points.

1No Willow (T2) – Reduce over extended branches by up to 2m.

2No Apple (TG1) – Crown reduce height and lateral growth by up to 1.5m.

1No Maple (T3) – Crown reduce height and lateral growth by up to 3m.

1No Cotoneaster (T4) – Crown thin by 15% and crown raise on right hand side to 2m, reduce lateral branches growing into neighbouring property back to boundary.

3No Elder (TG2) – Crown reduce height by 1m.

FH/TH/22/1553 – 21 Wentworth Drive, CT12 6JL

Erection of a single storey rear and two storey side extension following demolition of existing conservatory and porch.

FH/TH/23/0036 – 19 Stirling Way, CT12 6NA

Change of use of detached double garage located within rear garden to self-contained annexe.

FH/TH/23/0173 – 23 Lyndhurst Road, CT11 8EF

Erection of single storey rear extension, insertion of window in west facing side elevation and log burner flue in east facing roof slope.

F/TH/18/1450 – Land Rear of 13B, King Street

Erection of a three storey building containing 3No 1Bed flats with associated cycle and bin stores.

F/TH/22/0761 – Balmoral Garage, Balmoral Place

Erection of 2no two storey dwellings following demolition of existing workshop/garage.

F/TH/22/1666 – Queens House, Queen Street

Installation of external air conditioning units with associated plant, enclosure, ductwork and pipework and mechanical ventilation louvre.

L/TH/22/1715 – 40 Royal Road, CT11 9LE

Application for Listed Building Consent for insertion of 1no. extractor fan at first and second floor levels on rear elevation, together with the redirection of rainwater goods into an existing drain.

TPO/TH/23/0011 – Belmont House, 2B Pegwell Road

R/TPO/4(1973) 1No Holm Oak (T001) – Cut back 2No limbs overhanging conservatory by 5m.

1No Sycamore (T002) – Fell.

1No Sycamore (T176) – Fell.

2No Sycamore (T83, T84) – Crown raise by 4m.

1No Sycamore (T85) – Crown raise to 7m.

1No Sycamore (T15) – Crown raise to 7m.

1No Lime (T18) – Crown reduce by 1-3m.

1No Sycamore (T21) – Remove dieback by 1-2m.

1No Holm Oak (T75) – Crown raise to 5m.

1No Sycamore (T75A) – Crown raise by 5m.

2No Sycamore (T72, T73) – Crown raise by 5m.

1No Cedrus Atlantica Glauca (T26) – Crown raise by 3m.

1No Cherry (T27) – Lower two overhanging branches reduce by 7m remove crossing limb.

3No Sycamore (T30, T65, T66) – Crown raise to 3m and crown thin by 25%.

1No Sycamore (T64) – Crown raise to 7m and crown reduce by 1-3m.

1No Sycamore (Adjacent T59) – Remove overhanging branches.

1No Sycamore (un-numbered) – Rebalance and crown thin by 25%.

5No Holm Oak (T44, T45, T46, T47, T48) – Crown thin canopy by 25% and crown reduce by 1m.

1No Beech (T37) – Pollarding to a trunk.

1No Sycamore (T86) – Reduction of canopy by 10m.

1No Sycamore (T59) – Crown reduction by 1-3m.

F/TH/23/0146 – 3 Harbour Street, CT11 8HA

Installation of aluminium slim line double glazed windows following removal of crittall style single glazed windows at first and second floor on all elevations, repairs to timber framed windows at ground floor level, together with the erection of an electric awning and 3no. folding timber benches to the eastern elevation.

TPO/TH/23/0157 – The Lodge House, Pegwell Road.

R/TPO/4(1973) A1 – 1No Lime (T3) – Crown reduce by 4m.

1No Holm Oak (T4) – Crown reduce by 4m.

F/TH/23/0165 – 47 High Street, CT11 9AG

Removal of condition 3 of planning permission F/TH/22/0722 for the “Retrospective change of use from opticians (Use Class E) to educational and community venue (Sui Generis)”.

FH/TH/23/0181 – 16 St Mildreds Avenue, CT11 0HX

Erection of 2 metre high timber gates to vehicular access onto Pegwell Road.

TPO/TH/23/0225 – W W Martin Ltd, Dane Park Road

TH/TPO/5(1989) – Holm Oak (T1) – Crown lift by 3.5 metres from ground level.

A/TH/23/0150 – 19 – 21 Harbour Street, CT11 8HA

Erection and display of painted timber tilted signboard with painted graphics and static festoon illumination.

FH/TH/23/0204 – 4 Violet Avenue, CT12 6TH

Erection of a single storey side extension.

F/TH/23/0010 – 63 Helvellyn Avenue, CT11 0RS

Change of use of annexe from residential to mixed use therapy room and residential (AirB&B).

FH/TH/23/0226 – 8 Abbey Grove, CT11 0JG

Erection of a single storey rear extension together with first floor side extension which pitched roof over existing garage.

FH/TH/23/0113 – 7 Kendal Close, CT11 0JU

Erection of single storey side extension following demolition of existing garage.

FH/TH/23/0209 – 10 Nethercourt Hill, CT11 0RX

Erection of rear dormer and single storey rear extension together with 1No roof light and alterations to roof, erection of garage to the rear following demolition of existing garage and removal of wall to front boundary to allow for extension to existing drive.

F/TH/23/0154 – West Dumpton Stores, West Dumpton Lane

Erection of a first floor extension to create a 1 bed self-contained flat together with single storey front extension.

F/TH/23/0216 – Land Between 17 and 24 Kendal Close, CT11 0JU

Reinstatement of 1.9 metre high wall to Nethercourt Touring Park boundary between Nos 17 and 24 Kendal Close.

043/23 DATE & TIME OF NEXT MEETING

Wednesday 5th April 2023 was noted.