



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 13th October 2021 at 7pm

Present: Councillors; Albon, Ara, Crittenden, Green, Huxley, Makinson, Moore, Nixey, L Piper, and Young.

Also in attendance;

Miss L Fidler – Town Clerk & Responsible Finance Officer

Miss E Richford (Minutes) – Deputy Town Clerk

Mr D Williams - Digital Communications and Marketing Officer

114/21 APOLOGIES

Apologies were received from Cllr Austin (community meeting), Cllrs Knight & Rusieki (personal commitments) and Cllrs Hetherington, S Piper and Wing (work commitments).

RESOLUTION: To approve the apologies for absence.

115/21 DECLARATIONS OF INTEREST

There were no declarations of interest or dispensations recorded.

116/21 MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 8th September 2021 were received and considered.

RESOLUTION: The Minutes were approved as accurate and signed.

117/21 PRESENTATION

The presentation was withdrawn.

RESOLUTION: To note that the presentation was withdrawn by the planning applicant's agent.

118/21 GRANVILLE THEATRE

Following a recent presentation the Committee received an emailed formal request for support from the Kent film foundation in relation to its bid to take over the running of the Granville Theatre from Thanet district Council.

RESOLUTION: To support in principle the aims of the organisation in making its bid and its plans for the building.

119/21 RAMSGATE REGENERATION

The Committee received a report from Cllr Green in relation to the TDC Levelling Up bid. Although RTC had not been consulted the bid document had been shared with Cllr Green and included the development of the Port and Harbour as well as the repurpose of some buildings in Ramsgate.

RESOLUTION: To note the report.

120/21 DRAFT NEIGHBOURHOOD PLAN WESTGATE-ON-SEA REGULATION 14 CONSULTATION

The Committee received the document supplied by Westgate-on-Sea Town Council and had previously received the link to the online consultation.

RESOLUTION: There are no outstanding matters within the consultation document which would affect Ramsgate. Congratulations to be relayed to the Town Council on completing its Neighbourhood Plan.

121/21 PLANNING APPLICATIONS

(i) F/TH/21/0565 – Sports Direct, 59 – 63 Queen Street

Erection of a second and third floor extension and a 4 storey rear extension to facilitate the conversion into 31 self-contained residential flats comprising of 18 x 1 bed with 13 x 2 bed, together and 4No self-contained commercial units and basement gym, bin and cycle stores.

RESOLUTION: RTC objects to the application considering it to be overdevelopment with the 4-storey extension considered as over bulking.

(ii) F/TH/21/0671 – Land to the North of Fairlawn Road and the West of Northwood Road

Erection of 12No 3-bed dwellings, 26No 4-bed dwellings, 3No 1-bed flats, and 3No 2-bed flats, together with associated access, parking, and landscaping, following demolition of existing structures.

RESOLUTION: RTC objects to the application on the grounds that it is considered to be overdevelopment and concerns that the single access point is insufficient.

Cllrs Ara, L Piper and Young left the meeting at 8 pm.

(iii) F/TH/21/1232 – 8 St Mildreds Avenue, CT11 0EE

Erection of detached part single storey/part two storey 2bed dwelling to rear garden. Replacement of boundary 1.9m high fence with 2.4m high timber fencing and formation of dropped kerb onto St Mildreds Avenue.

RESOLUTION: RTC raises no objection to the application.

(iv) F/TH/21/1238 – British Heart Foundation, 33 – 35 Harbour Street

Change of use from retail and office/store (Use Class E) to retail (Use Class E) with ancillary two bedroom flat (Use Class C3).

RESOLUTION: RTC objects to this application if there is no other access than through the shop to the proposed ancillary two bedroom flat.

(v) F/TH/21/1317 – Slipway One, East Pier

Variation of condition 1 and 3 of planning permission F/TH/19/0140 'for the retention, extensions and alterations of existing building for general industrial use (Use Class B2) associated with Slipway One, including reduction in height and footprint, and alterations to materials and design' by Varying Condition one to merely change by removing reference to drawing 004C and substituting drawing 004D, and condition 3 to varied as the LPA choose.

RESOLUTION: RTC raises no objection to the application.

(vi) F/TH/21/0504 – Land Rear of 33 Queen Street, CT11 9DZ

Erection of 3no. 2-storey, 1-bed dwellings together with the erection of single storey extension and terrace to existing office building.

RESOLUTION: RTC raises no objection to the application.

(vii) FH/TH/21/1434 – 12 Camden Road, CT11 8HW

Erection of single storey extension to rear with terraced area and privacy screening above, alterations to 2No windows to French doors to provide access onto terrace, alterations to windows at ground and first floor levels to rear, enlargement of roof to provide second floor accommodation and replacement of mono pitched roof to rear with flat roof with parapet, together with replacement of existing windows with double glazed timber units to front elevation and aluminium framed units within rear elevate

RESOLUTION: RTC makes no comment on the application.

THE FOLLOWING APPLICATIONS WERE NOT CALLED IN FOR CONSIDERATION;

FH/TH/21/1147 – 99 Station Approach Road, CT11 7RL

Formation of vehicular access.

F/TH/21/1219 – 10 Poplar Road, CT11 9SL

Change of use from HMO to a single dwelling.

R/TH/21/1349 – 42 Plains of Waterloo, CT11 8HX

Reserved matters application pursuant to OL/TH/20/0033 for the erection of 1No dwelling including access, appearance, landscaping, layout and scale.

F/TH/21/1356 – Court Stairs Country Club, Pegwell Road

Variation of condition 4 of planning consent F/TH/17/0321 'Change of use and conversion to 7no. self-contained flats, erection of 5no. 3-storey terraced houses and erection on 2no. 3-storey semi-detached houses' to amend wording.

FH/TH/21/1404 – 16 Cherry Tree Gardens, CT12 6QS

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

F/TH/21/0747 – Land East Side of, 2 Coxes Avenue, CT12 6SD

Erection of single storey two bedroom detached bungalow.

FH/TH/21/1069 – 15 Winterstoke Crescent, CT11 8AH

Erection of dormer window and roof extension to front elevation.

FH/TH/21/1097 – 72 Rydal Avenue, CT11 0PY

Erection of a single storey rear extension together with alterations to land levels.

TCA/TH/21/1193 – 4 Hibernia Street, CT11 8HP

No 1 Malus Sylvestris – Fell

F/TH/21/1423 – Land At, New Haine Road

Variation of Condition 40 of allowed planning permission of OL/TH/20/1435 'Hybrid application for outline permission (phase 2) for the erection of 54no. commercial units (Use Class E(g)), with all matters reserved, except access and; full application (phase 1) for the erection of up to 132no. commercial units (Use Class E(g)), and café (Use Class E(b)), within 1no. 2-storey building and 2no. part 2-storey, part 3-storey buildings, with associated parking and landscaping, and vehicular access onto New Haine Road.' to allow a greater degree of flexibility to enable the prompt delivery of the allocated flexible employment site.

F/TH/21/1096 – 11 Elms Avenue, CT11 9BW

Change of use from art gallery (Use Class F1) to single dwelling (Use Class C3)

FH/TH/21/1331 – 25 Wallwood Road, CT11 8AS

Erection of single storey rear extension.

FH/TH/21/1355 – 4 Hibernia Street, CT11 8HP

Enclosure of undercroft area to rear to create additional living accommodation together with replacement of ground floor window with door, alterations to windows and door at first floor level to the front elevation and replacement of existing windows with white UPVC double glazed windows.

FH/TH/21/1381 – 172 Margate Road, CT12 6AG

Erection of a single storey rear extension.

TCA/TH/21/1421 – Montefiore Synagogue and Mausoleum, Honeysuckle Road

1No Pine (T1) – Fell 1No Oak (T2) – Fell

FH/TH/21/1492 – 33 Kings Avenue, CT12 6DL

Erection of a single storey rear and side extension following demolition of existing garage.

F/TH/21/1324 – 38 Chilton Lane, CT11 0LQ

Erection of a two storey rear extension.

F/TH/21/1433 – 40 Sycamore Grange, CT11 7EW

Erection of single storey outbuilding together with associated decking to rear of garden.

122/21 SOUTHERN WATER: WASTE WATER RELEASES

In July 2021 the Chair of council sent a letter to Southern Water in relation to discharge of sewage into the sea around Thanet. Southern Water responded advising that information requested within the letter of details of any testing for PFOs carried out on Thanet's drinking water and the subsequent results, would be

provided by 28th September 2021. However, to date, the information had not been received.

RESOLUTION: The Chair of Council and Town Clerk to send a letter reminding Southern Water that the information should be supplied as soon as possible.

123/21 DATE & TIME OF NEXT MEETING

10th November 2021 at 7pm

DRAFT