



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Infrastructure Committee

Venue: Virtually by Microsoft Teams – By virtue of the COVID-19 Pandemic Emergency.

Date: Wednesday 14 April 2021.

Present: Councillors; Ara, Green, Hetherington, Huxley, Knight, Makinson, Nixey, L Piper, S Piper, Wing and Young.

Also in attendance; R Styles – Town Clerk, E Richford – Deputy Town Clerk and D Williams – Digital Communications and Marketing Officer.

CHAIRMAN OF COUNCIL IN THE CHAIR

158 **APOLOGIES**

Apologies were received from Cllr; Albon

159 **DECLARATIONS OF INTEREST**

None declared.

160 **MINUTES**

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

The minutes of the meeting held on 10 March 2021 (minutes 144 to 149) be agreed as a true record.

RESOLVED

161 **RAMSGATE EASTCLIFF LIFT**

The committee considered the report of the Town Clerk.

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

A letter to be sent to TDC noting that there is to be a report to TDC Cabinet in June 2021. However, RTC feels that it should not take a Cabinet decision to repair the lift which is TDC owned. RTC hopes to hear from TDC that repairs will be undertaken before then.

RESOLVED

162 **OPEN SPACES OPPORTUNITY TO 21ST MAY**

The committee considered the invitation from TDC.

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

Via email to the Deputy Town Clerk, Ward councillors to put forward areas in their Wards; advertise via RTC social media the opportunity for the public to do the same.

The collated list to be sent to TDC.

RESOLVED

163 **PLANNING APPLICATIONS**

F/TH/20/1560 – 3 Chatham Street, CT11 7PP

Change of use of existing no. 6 bedroom dwelling (Use Class C3) to an HMO (House in Multiple Occupation) (Use Class Sui Generis) for up to 9 people, comprising 7no. bedrooms, including provision of refuse facilities to the rear of the property.

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

Even with the reduction from 13 to 9 people potentially being accommodated, Ramsgate Town Council repeats its comment from 13 January 2021 that;

Ramsgate Town Council recommends refusal of this application on the grounds that it is considered to be overdevelopment; the lack of bathroom and toilet provision for 9 residents and issues relating to waste location and collection.

RESOLVED

Councillor Crittenden abstained.

F/TH/21/0082 – 47 Grange Road, CT11 9LR

Retrospective application for the change of use from single dwelling to a house in multiple occupation for up to 6 people (Use Class C4).

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

Ramsgate Town Council opposes this application on the grounds that it is considered to be overdevelopment and out of keeping with the area.

RESOLVED

F/TH/21/0315 – 5 St James Avenue, CT12 6DG

Erection of a 1No. two storey 2-bed detached dwelling with access onto St. James Avenue.

Proposed by: Councillor S Piper **Seconded by:** Councillor Crittenden that;

Ramsgate Town Council objects to this application on the grounds that it is considered to be overdevelopment with poor access.

RESOLVED

F/TH/21/0342 – 87 High Street, CT11 9RJ

Variation on condition 4 of planning consent F/TH/19/0498 'Change of use from retail Use Class A1 (Beauty Salon) to Use Class A4 (Micropub) together with installation of air conditioning unit' to allow a change in Monday-Friday opening hours from 17:00-22:00 to 12:00 – 22:00.

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

Ramsgate Town Council objects to this application on the grounds that the lack of parking will put more pressure on the street during daytime/business hours and the lack of an outside smoking area.

Note; The original application F/TH/19/0498 was not sent to RTC for consultation.

RESOLVED

F/TH/21/0262 – 10 Cliff Street, CT11 9HS

Erection of a 6-storey building incorporating 5No two-bed and 4No three-bed flats with associated underground parking, following demolition of the existing garage/workshop and ancillary accommodation.

Proposed by: Councillor Nixey **Seconded by:** Councillor S Piper that;

Ramsgate Town Council objects to this application on the grounds that it is considered to be overdevelopment and not in keeping with the Conservation Area.

RESOLVED

F/TH/20/1781 – Staging Area Undercroft Of East Pier, CT11 8LS

Erection of illuminated artwork / sign featuring 1.8m high copper letters 'PERFUGIUM MISERIS' on perforated steel back plate with supporting steel structure and fibre optic lighting system.

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

Ramsgate Town Council welcomes this development for the town and in particular for the bicentennial year of the harbour and are fully in favour of it, provided the technical details of the structure are considered appropriate by TDC.

RESOLVED

L/TH/20/1782 - Staging Area Undercroft Of East Pier, CT11 8LS

Application for Listed Building Consent for the erection of illuminated artwork / sign featuring 1.8m high copper letters 'PERFUGIUM MISERIS' on perforated steel back plate with supporting steel structure and fibre optic lighting system.

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

Ramsgate Town Council welcomes this development for the town and in particular for the bicentennial year of the harbour and are fully in favour of it, provided the technical details of the structure are considered appropriate by TDC.

RESOLVED

BELOW ARE PLANNING APPLICATIONS THAT HAVE NOT BEEN CALLED IN FOR CONSIDERATION;

FH/TH/20/1582 – 12 The Cloisters, CT11 9PL

Retrospective application for the erection of single storey rear extension, alterations to fenestration together with juliette balcony to the first-floor rear elevation and the insertion of 2No. roof lights to the rear roof slope.

F/TH/21/0177 – 21 King Street, CT11 8NP

Change of use from Tanning salon (sui generis) to retail shop (use class E).

L/TH/21/0188 – John Nicholas House, West Cliff Road

Application for Listed Building Consent for installation of commemorative blue plaque.

FH/TH/21/0273 – 107 Ellington Road, CT11 9TD

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

L/TH/21/0299 – Old Stable Block, Montefiore Avenue

Application for Listed Building consent for the erection of flat roofed entrance porch.

FH/TH/21/0317 – 3 Rosebery Avenue, CT11 7ES

Erection of a single storey rear extension.

F/TH/21/0318 – Keele House, 176 – 178 High Street

Erection of a single storey outbuilding to rear.

L/TH/21/0332 – 83 Addington Street, CT11 9JQ

Application for Listed Building Consent for the partial re-pointing of flint walls and the like-for-like replacement of the timber framed arched window to the gable end.

FH/TH/21/0337 – 229 Hereson Road, CT11 7EX

Erection of outbuilding to corner of garden.

FH/TH/21/0357 – 81 Dumpton Park Drive, CT11 8AR

Erection of a two-storey side extension following demolition of existing garage.

F/TH/21/0348 – 1 High Street, St Lawrence

Erection of a single storey rear extension following demolition of an existing single storey extension together with internal and external alterations to front boundary wall including new entrance gates and brick piers.

L/TH/21/0349 – 1 High Street, St Lawrence

Application for Listed Building Consent to erect a single storey rear extension following demolition of an existing single storey extension together with internal and external alterations to front boundary wall including new entrance gates and brick piers.

F/TH/21/0359 – Honeysuckle Inn, 31 Honeysuckle Road

Installation of new entrance door and new garden doors to rear bar area.

L/TH/21/0360 – Honeysuckle Inn, 31 Honeysuckle Road

Application for Listed Building Consent for new entrance door and stair to first floor, replacement doors to rear external bar area, internal alterations to form new first floor kitchen and bathroom together with en-suite at second floor level and internal alteration to improve accessibility to male and female w/c's.

F/TH/21/0372 – Land Adjacent Stone Cottage, Haine Road

Variation of condition 2 attached to planning permission F/TH/17/1664 'For the erection of a 4-bed 2-storey detached dwelling with attached double car port' to allow for alterations to the roof configuration, the erection of a single storey extension to side elevation, installation of 2no. Juliet balconies together with removal of various windows and insertion of rear dormer window.

L/TH/20/1656 – Flat 4, 2 Wellington Crescent

Application for Listed Building Consent for the replacement of windows together with replacement roof to natural state and lead flashings and guttering.

F/TH/21/0312 – 14 St Johns Avenue, CT12 6HE

Erection of 1No. two storey 2 bed dwelling with associated landscaping and erection of 1.5m high cycle store to rear.

FH/TH/21/0379 – 10 Fairlawn Road, CT12 6RZ

Erection of a two-storey pitched roof side extension.

F/TH/20/0380 – The Goose, 34 – 40 Harbour Street

Replacement of existing UPVC and timber windows to UPVC to rear elevation.

FH/TH/21/0391 – 104 Margate Road, CT11 7SQ

Erection of a two-storey flat roofed rear extension with false pitch roof.

FH/TH/21/0401 – 14 St Lawrence Avenue, CT11 0JA

Erection of single storey rear extension.

F/TH/20/1686 – 28 – 30 Central Road, CT11 7SB

Change of use from ancillary storage/light industrial to mixed use light industrial and office (artists' studios and co-working space) with amendments to current vehicular access following demolition of existing single storey extensions and erection of modular container studios to site with associated lifts and walkways.

FH/TH/21/0399 – 15 Southwood Gardens, CT11 0BG

Erection of a two-storey rear extension following demolition of existing conservatory.

F/TH/21/0463 – Foresters Arms, 48 Boundary Road

Erection of ground floor and first floor rear extensions, alterations to front entrance doors, alterations to parking to rear together with internal alterations.

TCA/TH/21/0464 – Balmoral Garage, Balmoral Place

2No Elderberry (T1 and T2) – Fell

164 **TOWN CLERK'S REPORT**

The Committee considered the report on Improving Pollination in Ramsgate following the Town Clerk's meeting with the TDC Climate Change Officer on a proposed scheme whereby TDC Open Space refrain from cutting the grass on parts of 3 selected sites in Ramsgate; King George VI Park, the former Pitch and Putt site at Westcliff and the Nethercourt Touring Park. The 3 sites were visited.

It was noted that it may be necessary for RTC and/or voluntary groups may be needed for input if Open Spaces resources are unable to carry out the scheme.

The report was noted.

The Chairman closed the meeting at 8.33 pm.