



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 2nd November 2022 at 7.00pm

Present: Councillors: Makinson (Chair), Albon, Crittenden, Green, Moore, Nixey, Ovenden, L piper, S Piper, Wing and Young.

Also in attendance;
Miss E Richford – Deputy Town Clerk (Minutes)
D Williams – Digital Communications & Marketing Officer

220/22 APOLOGIES

Apologies were received and accepted from Cllrs Austin and Hetherington; other commitments and Huxley; holiday.

No apologies received from Cllr Rusiecki.

RESOLUTION: To approve the apologies for absence.

221/22 DECLARATIONS OF INTEREST

Cllr Wing declared a pecuniary interest in Item 5 Planning Applications in relation to her personal Planning application.

222/22 MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 7th September 2022 were received and considered.

RESOLUTION: The Minutes were approved as accurate and authorised.

223/22 HIGHWAYS IMPROVEMENT PLAN

The committee received a report from Miss Laura Fidler, Town Clerk RFO regarding the Highways Improvement Plan and considered the recommendations contained therein. **RESOLUTION: To pursue via KCC Members (Constantine and Shonk) and the specific KCC Cabinet Member. The Town Clerk to write to KCC raising Members' concerns that the process is not suitable for a town of Ramsgate's size. Additions 1 and 4 supplied within Appendix 2 to be added to the HIP. Members to look at the document and advise the Town Clerk of their 3 Ward priorities.**

224/22 PLANNING APPLICATIONS

F/TH/22/1273 – 15A Hardres Street, CT11 8QD Erection of mansard roof extension to existing maisonette building with associated internal works, and two rear dormers with associated windows. **RESOLUTION: Ramsgate Town Council objects to the application on the grounds that the mansard roof is out of character for the Conservation Area and UPVC is considered inappropriate in the Conservation Area.**

F/TH/22/1281 – 146 – 152 King Street, CT11 8PJ Erection of 4no. 4 bedroom 3 storey town dwellings. **RESOLUTION: Ramsgate Town Council raises no objection to the application.**

F/TH/22/1311 – 59 - 63 Queen Street, CT11 9EJ 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 14 x 1 bed with 17 x 2 bed, together and 4No self-contained commercial units, business hub and basement gym together with bin and cycle stores. **RESOLUTION: Ramsgate Town Council objects to the application on the grounds of the size of the bedrooms within the 2-bed flats, considering them to be too small.**

F/TH/22/1372 – East Cliff Bandstand, Wellington Crescent Variation of condition 3 of planning permission F/TH/21/1051 for the “Installation of a temporary artwork on the site for a maximum of 1 year” to allow the artwork to be displayed for an additional year. **RESOLUTION: Ramsgate Town Council objects to the application and agrees with the comments of the TDC Conservation Officer.**

FH/TH/22/1256 – 56 Southwood Gardens, CT11 0BQ Erection of single storey rear extension with 1No roof light following demolition of existing conservatory, extension to existing vehicular access and alterations to fenestration. **RESOLUTION: Ramsgate Town Council raises no objection to the application.**

F/TH/22/1208 – Flat 2, 62 – 64 King Street Alterations to the roof to facilitate a loft conversion. **RESOLUTION: Ramsgate Town Council raises no objection to the application.**

FH/TH/22/1375 – 29 Pegwell Road, CT11 0JB Erection of a single storey rear extension together with alteration and extension to existing garage to form habitable living space. **RESOLUTION: Ramsgate Town Council raises no objection to the application.**

F/TH/22/1288 – Newlyn Residential Home, 2 Cliftonville Avenue, CT12 6DS Change of use from residential care home (Use Class C2) to a house of multiple occupation (HMO) (Sui Generis). **RESOLUTION: Ramsgate Town Council raises no objection to the application.**

Cllr Wing left the meeting at 8.25 pm, prior to committee considering the following application:

FH/TH/22/1304 – 53 Addington Street, CT11 9JJ Erection of first floor rear extension with Juliet balcony and 1No roof lantern to rear, together with railings to front elevation and alterations to roof. **RESOLUTION: Ramsgate Town Council raises no objection to the application.**

BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION;

FH/TH/22/1125 – Flat 1, 27 Augusta Road

Addition of a stud wall to create an additional bathroom, remove a previously added stud wall to create a larger living room/kitchen area, moving the current kitchen location to the adjoining room from the newly created lounge area, enabling the creation of a second bedroom/study.

L/TH/22/1126 – Flat 1, 27 Augusta Road

Application for Listed Building Consent for the addition of a stud wall to create an additional bathroom, remove a previously added stud wall to create a larger living room/kitchen area, moving the current kitchen location to the adjoining room from the newly created lounge area, enabling the creation of a second bedroom/study.

FH/TH/22/1258 – 31 Southwood Road, CT11 0AJ

Erection of single storey side and rear extension together with the erection of single storey double garage and decking to rear.

L/TH/22/1200 – 12 St Placids Apartments, 1 – 2 Victoria Parade

Application for Listed Building Consent for replacement existing timber French door/windows and two single entry door/windows with clear windows to timber frames and glazed windows.

FH/TH/22/1322 – 47 Addington Street, CT11 9JJ

Installation of bi-folding doors to rear elevation following the removal of existing door and window.

L/TH/22/1330 – Ramsgate Bowling Club, Bowling Greens, Royal Esplanade

Application for Listed Building Consent for Variation of condition 2 of planning permission F/TH/20/1147 for the “Erection of a single-storey rear extension following demolition of existing extension, modification of internal arrangement including removal of unoriginal partitions, removal of window and modification to bowling greens to create wider pedestrian access to clubhouse and between greens” **to allow reduction in size of extension.**

F/TH/22/1343 – Ramsgate Bowling Club, Bowling Greens, Royal Esplanade

Variation of condition 2 of planning permission F/TH/20/1147 for the “Erection of a single-storey rear extension following demolition of existing extension, modification of internal arrangement including removal of unoriginal partitions, removal of window and modification to bowling greens to create wider pedestrian access to clubhouse and between greens” **to allow reduction in size of extension.**

FH/TH/22/1362 – 119 Dumpton Park Drive, CT11 8BH

Erection of extension to existing front porch.

FH/TH/22/1127 – 9 Avebury Avenue, CT11 8BB

Erection of a two storey rear extension together with 1No roof light.

TPO/TH/22/1321 – Chatham House Grammar School, Chatham Street, CT11 7PS

TH/TPO/6(2005) - 1No Beech (T1) - Raise the crown to 3m.

1No Acacia (T2) - Raise the crown to 3m from the ground and cut back from the building to give 3m clearance.

FH/TH/22/1298 – 8 Poplar Road, CT11 9SL

Erection of two storey rear extension together with 2No roof lights to front and 2No roof lights to rear.

A/TH/22/1388 – 35 – 37 High Street, CT11 9AG

Erection and display of 1No internally illuminated fascia sign.

FH/TH/22/1354 – 12 Warwick Drive, CT11 0JP

Erection of single storey rear extension together with 3No roof lights.

FH/TH/22/1398 – 22 Lyndhurst Road, CT11 8EF

Erection of a single storey rear extension together with loft conversion.

F/TH/22/1396 – 74 King Street, CT11 8NY

Part retrospective change of use and conversion of the first floor to two self contained flats, together with alterations to the fenestration in the front elevation (east).

FH/TH/22/1413 – 179 Margate Road, CT12 6SY

Conversion of garage to annexe to facilitate living accommodation together with installation of fenestration.

225/22 DATE & TIME OF NEXT MEETING

Wednesday 7th December 2022 was noted.