



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 3rd August 2022 at 7.20pm

Present: Councillors: Makinson (Chair), Albon, Austin, Green, Hetherington, Huxley, Moore, Nixey and Wing.

Also in attendance;
Miss L Fidler – Town Clerk RFO (Minutes)
D Williams – Digital Communications & Marketing Officer

163/22 APOLOGIES

Apologies were received and accepted from Cllr Young (hospital appointment).
Apologies were not received from Cllrs Ara, L Piper, S Piper, Rusiecki. *Apologies from Cllr Crittenden were received after the meeting.*
It was noted that there is a casual vacancy for one Member of Council for Montefiore Ward.

RESOLUTION: To approve the apologies for absence.

164/22 DECLARATIONS OF INTEREST

There were no declarations of interest.

165/22 MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 6th July 2022 were received and considered.

RESOLUTION: The Minutes were approved as accurate and authorised.

166/22 NEIGHBOURHOOD PLAN

The committee received a written report from Miss L Fidler, Town Clerk & RFO, regarding the Neighbourhood Plan and noted the latest version of the Neighbourhood Plan (version 3).

RESOLUTION: A meeting with Mr Chetwyn of Urban Vision will be arranged to discuss the purpose and focus of the Neighbourhood Plan.

167/22 NALC CONSULTATION ON SHORT-TERM LETS

The committee considered whether to respond to the Kent Association of Local Council's request for information relating to the Department for Culture, Media and Sports consultation into short term holiday lets.

RESOLUTIONS:

(i) The following response to NALC's request for information was agreed:

Q.6 Effect on labour supply

Option 1 “Yes this is a major problem”

There is insufficient affordable housing in the area (to buy / rent) to support the local workforce.

Q.7 Noise, anti-social and other nuisance behaviour by guests

Option 2 Yes but this is only a minor problem.

Q.8 Impact on local communities and residents

Yes this has caused an adverse impact for the following reasons:

- **Reduced community cohesion.**
- **Nowhere available to rent**
- **Increased litter**
- **Loss of revenue (rates) for the district council**

Q.9 Response

There should be (option 5) a licencing scheme with physical checks of the premises. The landlord/business should have to fund this licence and pay rates on the property.

A letter will also be written by Cllr Albon, and shared with the Councillors for input, to Craig Mackinlay MP asking for this matter to be raised in Parliament – there needs to be legislative change to regulate short term holiday lets and improve the availability of affordable housing.

168/22 PLANNING APPLICATIONS

- (i) **FH/TH/22/0880 – 50 Vale Road, CT11 9LS**
Change of Use of existing 6no bed dwelling to HMO together with erection of two storey rear extension to create a 2no bed flat.
RESOLUTION: To object to this proposal due to overdevelopment, which would result in a lack of natural light and ventilation to some rooms, reduced means of escape. Bin storage is also inadequate.
- (ii) **F/TH/22/0761– Balmoral Garage, Balmoral Place, CT11 8JJ**
Erection of 2no two storey dwellings (1No 3-bed and 1No 1-bed) following demolition of existing workshop/garage.
RESOLUTION: Development of this area is supported in principle, however, the current design requires improvement, to ensure that it does not impact on the street scene.
- (iii) **F/TH/22/0979 – 60 To 68 High Street And, 1 To 11 George Street, CT11 9RS**
Erection of a four storey building with mansard at third floor level to accommodate 5No. retail units (Use Class E(e)) with associated shopfronts at ground floor level, together with 34No 1-bed , 4No 2-bed and 2No 3-bed self-contained flats together with refuse and cycle stores and external playspace, following demolition of existing buildings.
RESOLUTION: The development is supported in principle and the external design in good, however, 34No 1-bed flats is too dense and a better balance of flats is required; it is recommended that the number of 1-bed flats be reduced to 24.

- (iv) **F/TH/22/0385 – 6 High Street, CT11 9AB**
Change of use of upper floors into 2No. 1-bed and 1No 2-bed self-contained flats, including replacement of roof to central/rear section and replacement of the existing timber windows and doors with UPVC vertical sliding sash windows and doors in similar composite units.
RESOLUTION: No comment.
- (v) **FH/TH/22/0769 – The Royal, 51 Harbour Parade, CT11 8LJ**
Partial demolition of existing building and replacement with new 5no. storey extension, new fourth floor above the existing building, consisting of 10. No apartments (2no. already existing) and reduced scale commercial unit. The existing 2-storey commercial element and 2no. apartments would be replaced by a retained commercial unit (currently the Royal Ramsgate Pub) at ground floor and the new residential units above and to the site/rear.
RESOLUTION: The proposal is bulky, obtrusive, out of character with the conservation area, and not in keeping with the street scene. It is recommended that the application be rejected.
- (vi) **F/TH/22/0777 – Garage rear of 1 Paradise, CT11 9TX**
Erection of first floor extension to existing garage to facilitate the change of use to a two storey 2-bed dwelling with associated amenity space.
RESOLUTION: The redevelopment in principle is welcomed, however, the proposed design is out of character with the area and doesn't enhance the conservation area.
- Cllr Austin left the meeting.
- (vii) **F/TH/22/0972 – 82 Queen Street RAMSGATE Kent CT11 9ER**
External alterations to existing front elevation, including alterations to existing fascia & shop frontage and replacement of timber sash windows with UPVC windows.
RESOLUTION: The windows should be double glazed wooden sash windows; not UPVC.

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

R/TH/21/1662 – Beerlings Farm, Haine Road, CT12 5AG

Application for the reserved matters of development of OL/TH/17/1657 for the approval of Access, Appearance, Landscaping, Layout and Scale 'Outline application for the erection of 14no. dwellings, and the change of use, conversion and extension of existing buildings to 3no. dwellings, with consideration of access, layout and scale'.

FH/TH/22/0767 – 34 Helvellyn Avenue, CT11 0RS

Variation of condition 2 of planning permission FH/TH/19/0591 for the "Erection of two storey side extension together with single storey double garage to side" **to allow widening of the two storey side extension.**

F/TH/22/0823 – Cromptons Genuine Spares, 10B Leigh Road, CT12 5EU

Proposed 1.5 storey extension to factory forming office and workshop space.

F/TH/22/0854– 91A London Road, CT11 0DW

Erection of a dormer window to the front roof slope, with alterations to fenestration and materials to facilitate a loft conversion.

FH/TH/22/0864 – Wetherspoons, Slipway One, East Pier, CT11 8LS

Application for Listed Building Consent for infill balcony to be extended to link back to existing first floor level balcony.

FH/TH/22/0899 – Land South East Of, Melbourne Avenue

Variation of condition 3 of planning permission R/TH/21/1756 'for the erection of 55No. dwellings including access and layout, for the approval of Scale, Appearance and Landscaping' **to allow alterations to window glazing and fenestration.**

OL/TH/22/0908 – Haine Cottage, Haine Road, CT12 5AQ

Outline application for the erection of two detached dwellings including access, appearance, landscaping, layout and scale.

FH/TH/22/0920 – 47 Melbourne Avenue, CT12 6LN

Erection of single storey rear extension.

FH/TH/22/0949– 44 Manston Road, CT11 0RH

Extension to existing vehicular access.

FH/TH/22/0955 – 39 Park Road, CT11 9TL

Erection of single storey rear extension together with 2No roof lights and 1No roof lantern to rear elevation.

FH/TH/22/0959 – 8 Augusta Road, CT11 8JP

Erection of single storey rear extension together with 1No roof lantern to rear elevation.

FH/TH/22/0446 – 108 Hereson Road, CT11 7EE

Change existing shopfront and side elevations from glass to brick with installation of windows together with the raising of the south and west elevation walls to rear of building to level off roof levels, replacing of all existing timber frames to all elevations to UPVC frames with the addition of 4No rooflights.

FH/TH/22/0928 – 18 Queens Gate Road, CT11 7RQ

Erection of a ground floor and half width first floor rear extension with a pitched and flat roof following demolition of existing conservatory.

F/TH/22/0932 – The Corporation Of St Lawrence College, College Road, CT11 7AE

Erection of a first floor extension to an existing flat roofed area on the northern elevation of Roberts Hall to accommodate a new medical centre including the provision of access for people with disabilities.

F/TH/22/0938 – 154 High Street, CT11 9TT

Change of use from Class E (veterinary practice) to residential Class C3 and associated internal layout alterations. Removal of external signage.

L/TH/22/0939 – 154 High Street, CT11 9TT

Application for Listed Building Consent for internal layout alterations and removal of external signage.

F/TH/22/0573 – Land At Manston Road RAMSGATE Kent

Erection of 90 residential units (Use Class C3) consisting of 12No 1bed, 24No 2bed, 47No 3bed and 7No 4bed dwellings with associated access, parking and landscaping including play area

F/TH/22/0727 – 69 Pegwell Road RAMSGATE Kent CT11 0NJ

Change of use of basement and ground floor from dwelling (use class C3) to mixed use Cafe (use class E) and Wine bar

F/TH/22/0807 – 106 South Eastern Road Ramsgate Kent CT11 9QD

Installation of dormer window to rear roof slope

F/TH/22/0880 – 50 Vale Road RAMSGATE Kent CT11 9LS Change of use of dwelling to house in multiple occupation (HMO) on ground and first floors and creation of a two bedroomed self-contained flat in basement, following erection of a two storey rear extension.

F/TH/22/0961 – First Floor Flat 42 Dundonald Road RAMSGATE Kent CT11 9PU

Proposed Window Replacement

A/TH/22/0723 – 47 HIGH STREET RAMSGATE CT11 9AG

Erection and display of 1no. fascia sign together with internal signage.

169/22 DATE & TIME OF NEXT MEETING

7th September 2022 at 7pm was noted.