



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 5th October 2022 at 7.00pm

Present: Councillors: Makinson (Chair), Albon, Green, Moore, Nixey, Ovenden, Wing and Young.

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

195/22 APOLOGIES

Apologies were received and accepted from Cllrs Ara – work, Austin - away, Crittenden – work, Hetherington – away, and Huxley – unwell.
Apologies were not received from Cllrs L Piper, S Piper, and Rusiecki.

RESOLUTION: To approve the apologies for absence.

196/22 DECLARATIONS OF INTEREST

There were no declarations of interest.

197/22 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.

198/22 PLANNING APPLICATIONS

R/TH/21/1082 – Phase 2, Land East and West of Haine Road

Reserved matters application pursuant to outline permission OL/TH/14/0050 'for the erection of 785 dwellings, highways infrastructure works, primary school, small scale retail unit, community hall, and public openspace', for the erection of 241no. residential dwellings (phase 2), with consideration of layout, scale, appearance and landscaping.

RESOLUTION: Ramsgate Town Council has no objection to the application as long as TDC ensures that the following conditions are in place and met before approval is given and which this Council understands have not been amended;

Condition 35: The construction of phases 1a, 1b, 2a, 3a and 3b as detailed on the approved phasing plan shall not commence until a scheme for protecting the development which falls within these phases from aircraft noise has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall cover **all of the development** which has been identified to be impacted based upon the submitted aircraft noise contours 2033 – 92 summer LAeq(16hour) submitted by the

applicant on 2 nd July 2015. Unless otherwise agreed in writing by the Local Planning Authority such a scheme must demonstrate that the guidelines noise levels from Tables 5 and 6 of BS 8233:1999 can be achieved. Any dwelling requiring noise protection shall not be occupied until all works which form part of the approved scheme have been in respect of that dwelling. The approved works shall thereafter be retained. Reason: In the interests of the amenities of residential dwellings near Manston Airport and the 256 Haine Road, in accordance with the National Planning Policy Framework paragraph 17.

Condition 36: No dwellings shall be constructed within the part of the site that falls within Noise Category C as set out within the Thanet Local Plan 2006.

TDC should also ensure that there is adequate water supply and waste removal for the development.

L/TH/22/0773 – Clarendon House Grammar School, Clarendon Gardens, CT11 9BB Application for Listed Building Consent for replacement of existing glass roof with side elevation windows to public toilets with a fibre glass roof. **RESOLUTION: Ramsgate Town Council makes no comment as the application has already been approved by TDC.**

F/TH/22/1128 – British Heart Foundation, 33 - 35 Harbour Street, CT11 8HA Change of use of part ground floor and lower ground floor convenience store (Use Class E) to 1no two bedroom flat (Use Class C3). **RESOLUTION: Ramsgate Town Council raises no objection as long as there is separate access into the 2 bedroom flat that does not go through the shop.**

F/TH/22/0602 – Addington Street Garage, 1 – 2 Westcliff Works, Addington Place Erection of 4No part 3-storey, part 2-storey, 3-bed terraced dwellings, with associated parking and amenity space, and retention of existing flint wall along Hertford Place, following demolition of existing Class B2 workshop. **RESOLUTION: Ramsgate Town Council makes no comment on this application.**

FH/TH/22/1204 – 19 Liverpool Lawn, CT11 9HJ Erection of single storey rear extension together with internal and external alterations. **RESOLUTION: Ramsgate Town Council raises no objection to this application as long as the materials used match the existing building.**

L/TH/22/1205 – 19 Liverpool Lawn, CT11 9HJ Application for Listed Building Consent for the erection of single storey rear extension together with internal and external alterations. **RESOLUTION: Ramsgate Town Council raises no objection to this application as long as the materials used match the existing building.**

F/TH/22/1197 – 49A Harbour Parade, CT11 8LJ Relocation of 3No air conditioning units together with rubber impact absorbers and frame encased in sound baffle fencing. **RESOLUTION: Ramsgate Town Council raises no objection to this application as long as the units are properly baffled in order to mitigate noise impact on neighbouring properties. A condition should be put on the approved application to limit noise.**

F/TH/22/1287 – 4 Richmond Road, CT11 9QP

Change of use from C3 (dwelling house) to C2 (children's home) for up to 3 children between the ages of 8 to 18 years old. **RESOLUTION: Ramsgate Town Council makes no comment on this application.**

(Cllr Wing made a proposal that RTC raises concerns in relation to the mix of care providers in the same proximity which was not seconded and therefore fell).

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

FH/TH/22/1118 – Pegwell Lodge Cottage, Pegwell Road, CT11 0NJ

Erection of single storey rear extension together with balconies to rear first floor following conversion of garage to facilitate living accommodation and alterations to fenestration.

FH/TH/22/1119 – 10 And 11 Kentmere Avenue, CT11 0QF

Joint application for the erection of single storey side and rear extensions with alterations to garage roof to both properties.

F/TH/22/1184– 4 Walnut Tree Cottages, Coldswood Road, CT12 5AH

Change of Use from a residential dwelling (Use Class C3) to a mixed-use comprising a residential dwelling (Use Class C3), with provision for the care of children between Monday and Friday.

FH/TH/22/1191 – 79 Helvellyn Avenue, CT11 0RW

Erection of two storey side extension and part two storey and part one storey rear extension together with 2No dormer windows to front and alterations to fenestration to facilitate loft conversion following demolition to existing garage.

TCA/TH/22/1226 – Montefiore Woodland, Dumpton Park Drive, CT11 8AD

1No Sycamore (T1) – Pollard, 1No Turkey Oak (T2) – Fell, 1No Oak (T3) - Cut back overhanging limbs by no more than 2m, 1No Sycamore (T4) - Cut back overhanging limb by no more than 4m

TCA/TH/22/1239 – Former Congregational Church, Meeting Street, CT11 9RT

1No Robinia (T1) - Crown reduce by 2m from the tips, Mixed hedging, 2No Sycamore (G1) - Reduce branches back to the stem where these overhang the play area, 5No Sycamore (G2) - Reduce branches back to the stem where these overhang the play area.

TCA/TH/22/1236 – 11 Bellevue Road, CT11 8LB

1No Ash – Pollard

FH/TH/22/1230 – 459 Margate Road, CT12 6SP

Erection of a single storey rear extension.

F/TH/22/1138 – Chartham Terrace, St Augustines Road

Additional structural strapping together with external repairs.

L/TH/22/1139 – Chartham Terrace, St Augustines Road

Application for Listed Building Consent for additional structural strapping together with external repairs.

F/TH/22/1170 – 5A Royal Crescent, St Augustines Road

Change of Use of a one bedroom ground floor apartment and lower ground floor storage area into a 2 bedroom apartment by reinstatement of staircase and internal alterations.

L/TH/22/1171 – 5A Royal Crescent, St Augustines Road

Application for Listed Building Consent for change of use of a one bedroom ground floor apartment and lower ground floor storage area into a 2 bedroom apartment by reinstatement of staircase and internal alterations.

FH/TH/22/1182 – 23 Watchester Avenue, CT11 0EU

Erection of single storey side and rear extension together with 6No roof lights to rear following alterations to roof to facilitate loft conversion with 2No dormer windows to rear and 1No dormer window to front.

TCA/TH/22/1212 – Montefiore Synagogue and Mausoleum, Honeysuckle Road

16No Limes (T1-T16) - Pollard

FH/TH/22/1246 – 151 Pegwell Road, CT11 0LY

Erection of single storey side extension with raised decking area.

FH/TH/22/1280 – 17 Winterstoke Crescent, CT11 8AH

Erection of single storey front and rear extension, extension at first floor and interior alterations.

199/22 DATE & TIME OF NEXT MEETING

2nd November 2022 at 7pm was noted.