



## **RAMSGATE TOWN COUNCIL**

### **Minutes of the Planning & Infrastructure Committee**

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

**Date:** Wednesday 1st November 2023 at 7.00pm

**Present:** Councillors: Hetherington (Chair), Albon, Austin, Hudson, Huxley, Moore, Nixey and Ovenden.

Also in attendance:

Miss E Richford, Deputy Town Clerk & FO

Mr D Williams, Communications & Marketing Officer

**199/23**

#### **APOLOGIES**

Apologies were received and accepted from Cllr Dark – unwell, Cllr Ara – work commitment, Cllr Driver – other engagement, Cllr Makinson – away, Cllr Wing – other engagement and Cllr Young – family matter.

**RESOLUTION: To approve the apologies for absence.**

**200/23**

#### **DECLARATIONS OF INTEREST**

There were no declarations of interest declared.

**201/23**

#### **MINUTES**

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 4th October 2023 (185/23 – 189/23) were received and considered.

**RESOLUTION: The minutes were approved as a true record.**

**202/23**

#### **KENT HIGHWAYS SPEED LIMIT ORDER – SPRATLING LANE**

The Committee considered the New Traffic Order Consultation documents.

**RESOLUTION: The Speed Limit Order is noted.**

**203/23**

#### **THE SEA LINK PROJECT – START OF STATUTORY CONSULTATION**

The Committee considered the Sea Link Project Consultation documents.

**RESOLUTION: The Sea Link Project Consultation to be brought back to be considered by Full Council on 29<sup>th</sup> November 2023 when Members have received more information via TDC.**

**204/23**

#### **PLANNING APPLICATIONS**

1. F/TH/23/0850 – Little Cliffsend Farm, Chalk hill.

Change of use of land from agricultural to the keeping of horses, formation of access routes for horses and agricultural vehicles, sand school, lunge, vehicle parking area and bunds.

**RESOLUTION: Ramsgate Town Council cannot make comment on this application and seeks further clarification of detail i.e. how many horses will be accommodated on the site.**

**2. F/TH/23/1230 – 1 Effingham Street, CT11 9AT**

Removal of existing fence, wall and ramp to front together with excavation works to create off street parking for 2 vehicles with the erection of aluminium electric sliding gates, metal steps to first floor maisonette and installation of electric charging points.

**RESOLUTION: Ramsgate Town Council raises no objection to this application provided that the gates are coated in black using the appropriate product so they do not detract from the character of the Listed Building.**

**3. L/TH/23/1283 – 1 Effingham Street, CT11 9AT**

Listed Building Consent for the removal of existing fence, wall and ramp to front together with excavation works to create off street parking for 2 vehicles with the erection of aluminium electric sliding gates, metal steps to first floor maisonette and installation of electric charging points.

**RESOLUTION: Ramsgate Town Council raises no objection to this application provided that the gates are coated in black using the appropriate product so they do not detract from the character of the Listed Building.**

**4. TPO/TH/23/1330 – Vale Square Gardens, Vale Square**

TH/TPO/12(1977) - 1No Ash (T1) - Re-pollarded back to the previous pollard points at approximately five metres above ground level.

1No Ash (T2) - Crown lift to give six metres clearance above the adjacent highway.

1No Sycamore (T3) - Reduce the height of the tree by a maximum of three metres and reduce the length of all lateral branches by a maximum of two metres.

1No Sycamore (T4) - Reduce the height of the tree by a maximum of three metres and reduce the length of all lateral branches by a maximum of two metres.

1No Sycamore (T5) - Reduce the height of this triple stem tree by a maximum of three metres and reduce the length of all lateral branches by a maximum of two metres.

1No Sycamore (T6) - Reduce the height of the tree by a maximum of three metres and reduce the length of all lateral branches by a maximum of two metres.

13 No Sycamore and 1No Ash (G7) - Reduce the height of all trees within the group back to the previous pruning points by reducing their overall height by approximately four metres and their lateral branches by a maximum of three metres and crown lift to give six metres clearance above the adjacent highway.

11No Sycamore (G8) - Reduce the height of all trees within the group back to the previous pruning points by reducing their overall height by

approximately four metres and the lateral branches by a maximum of three metres.

3No multi stem Sycamore (G9) – Fell.

5No Sycamore (G10) - Fell four of the five Sycamore trees

**RESOLUTION: Ramsgate Town Council raises no objection to this application.**

**5. F/TH/23/1327 – 60 Royal Road, CT11 9LF**

Erection of two storey, flat roof rear extension with addition of white UPVC windows on rear elevation, together with the installation of 3 no. rooflights to existing rear roof slope, following demolition of existing single storey rear extension.

**RESOLUTION: Ramsgate Town Council raises no objection to this application provided that the two rear windows are replaced with wooden sash windows and not UPVC.**

**6. F/TH/23/1183 – Land adjacent 34 & 36 Lorne Road**

Erection of two storey 2 bed roomed end of terrace dwelling.

**RESOLUTION: Ramsgate Town Council raises no objection in principle to the building and supports the development on a brown field site, but asks that trees and hedges are planted to mitigate the build plus the Planning Officer is asked to insist that permeable surfaces are used and that the roof line matches the existing street scene and elevation.**

A list of applications that were not called in for consideration can be found as an addendum to the official Minutes.

205/23

**DATE & TIME OF NEXT MEETING**

Wednesday 6th December 2023 at 7pm.

**BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION:**

**L/TH/23/0340 - 8 To 25 Military Road, CT11 9JX**

Application for Listed Building Consent for the installation of festoon lighting.

**F/TH/23/0424 – Eagle Inn, 153 High Street, CT11 9TY**

Change of use of public house to 12-bed Hotel (Use Class C1), erection of part two and part three storey rear extension following demolition of existing rear extensions together with erection of 2-metre-high timber fence to rear (part retrospective).

**L/TH/23/0425 - Eagle Inn, 153 High Street, CT11 9TY**

Application for Listed Building Consent for erection of part two and part three storey rear extension following demolition of existing rear extensions (part retrospective), erection and removal of internal walls and installation of dumb waiter, alterations and refurbishment of windows and doors, replacement of floor joists and rafters, erection of staircase following removal of existing together with installation of tanking to basement and reinstatement of Eagle statue above entrance porch.

**TPO/TH/23/0863 - 23 Honeysuckle Road, CT11 8AA**

G01 - (All trees in this group are sycamore) All trees marked with an 'X' to be felled to ground level; All trees marked with an 'O' false pollard to 3m;

G02 - (All trees in this group are are Sycamore except T2- Lime and T3 Elderberry) All trees marked with a red spot to be remove to ground level; All trees marked with a yellow spot, false pollard to 3m T1 Sycamore - Crown reduction of 3.6m.

**FH/TH/23/1017 - 27 Bellevue Road, CT11 8JT**

Erection of two storey extension at rear together with alterations to fenestration, to allow for two additional windows, erection of 1.8 metres fence on rear boundary incorporating sliding gate together with provision of new area of hardstanding for one vehicle in rear garden.

**F/TH/23/1192 – Rear of 74 to 76, Hardres Street**

Change of use from office (Use Class E) to 3No dwellings, comprising 1No 2-bed and 2No 1-bed, following erection of first floor extension and a single storey rear extension together with alterations to fenestration and landscaping.

**F/TH/23/1221 - Dundee House, 23 - 26 Albion Place**

External alterations including replacement of windows and doors, erection of front balconies, excavation works to form lightwells, 4No new front entrances with steps, alterations to fenestration and the formation of a parking area, cycle store and bin to rear following partial demolition of existing building.

**R/TH/23/1261 – Cox and Son, 3 Broad Street.**

Application for the reserved matters of outline permission OL/TH/19/0484 'Outline application with all matters reserved for the erection of a 5 storey building for up to 26No 2 bed, 4No 1 bed and 1No 3 bed self-contained flats with a retail unit at ground floor level following demolition of existing buildings.' for the approval of Access, Appearance, Landscaping, Layout and Scale.

**FH/TH/23/1238 – 27A Hopes Lane, CT12 6RN**

Erection of 6ft timber fencing to front elevation behind boundary wall (retrospective).

**TPO/TH/23/1264 - 136 Grange Road, CT11 9PT**

TH/TPO/14(1977) - 1No Oak (T2) - reduce branches by up to 2m,

1No Holm oak (T1) - reduce branches by up to 2.5m.

**L/TH/23/1277 - East Pier Building, East Pier**

Application for Listed Building consent for the installation of replacement steel crittall windows, concrete repairs and redecoration works.

**F/TH/23/1278 - East Pier Building, East Pier**

Installation of replacement steel crittall windows, concrete repairs and redecoration works.

**F/TH/23/1294 - Victoria House, 20 - 22 Albion Place**

Change of use from office to 5no 3 bed flats, 1 no 2 bed flats and 3no 1 bed flats, together with external alterations including replacement of windows and doors, erection of front balconies, excavation works to form lightwells, 1No new front entrances with steps, alterations to fenestration and the formation of a

parking area, cycle storey and bin to rear following partial demolition of existing building.

**L/TH/23/1295 – Victoria House, 20 - 22 Albion Place**

Application for listed building consent for internal and external alterations including replacement of windows and doors, erection of front balconies, excavation works to form lightwells, 1No new front entrance with steps, alterations to fenestration and alterations to internal layout following partial demolition of existing building.

**F/TH/23/1094 – Land to the Front of 1 Westcliff Terrace Mansions, CT11 0JD**

Erection of a hardstanding for open bin store with side enclosures, iron railings and access to the public footway together with driveway re-surfacing.

**L/TH/23/1095 – Land to the Front of 1 Westcliff Terrace Mansions, CT11 0JD**

Application for Listed Building Consent for the erection of a hardstanding for open bin store with side enclosures, iron railings and access to the public footway together with driveway re-surfacing.

**F/TH/23/1341 – Garage Block Rear of 161 to 213, Clements Road.**

Erection of 9No self-contained flats, comprising of 4No 1-bed and 5No 2- bed, following demolition of existing garages together with associated access, landscaping, and parking.

**F/TH/23/1352 - Land at Staner Court, Manston Road**

Erection of 9No 3-bed and 2No 4-bed two storey dwellings, following demolition of existing garages, together with reconfiguration of parking area, alterations to informal play area and refuse storage space, and landscaping.

**FH/TH/23/1354 – 43 Thirlmere Avenue, CT11 0PH**

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

**A/TH/23/1113 – Land on the South Side of A299, Ramsgate**

Erection and display of 1.9 metre high double sided non-illuminated freestanding sign.

**L/TH/23/1372 – 140 Grange Road, CT11 9PR**

Application for Listed Building Consent to rebuild part of rear elevation wall.

**F/TH/23/0441 – Land Adjacent 1, Carlton Avenue**

Erection of 1No three storey building to accommodate 3No one bed flats.

**L/TH/23/1219 – 3 Spencer Square, CT11 9LA**

Application for Listed Building Consent for the repair and replacement of single glazed timber windows to front elevation with single glazed timber windows and repointing of front elevation.

**FH/TH/23/1297 – 3 Winterstoke Way, CT11 8AG**

Erection of a single storey rear extension including patio area with ramped access following demolition of conservatory, widening of existing main entrance and replacement of existing ground floor window with glazed doors to the front elevation, together with addition of a covered car port of existing flat

roof to the rear garage with pitched roof and replacement of 2no. single garage doors with 1no. double garage door.

**A/TH/23/1181 – Spitfire Green, Marlowe Way**

Erection and display of sales signage (including totem sign, 8no. freestanding signs, flag poles, and sales cabin fascia sign).