



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 1st October 2025 at 7pm.

Present: Councillors: Austin, Hetherington, Makinson (Chair), Nixey, and Shonk.

Also in attendance:

Miss E Richford, Deputy Town Clerk & RFO

Mr D Williams, Marketing & Communications Officer

238/25

APOLOGIES

Apologies were received from Councillors Albon (personal commitment); and Wing (personal commitment).

239/25

DECLARATIONS OF INTEREST

There were no Declarations of Interest declared.

240/25

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 10th September 2025 (minutes 226/25 – 231/25) were received and considered.

RESOLUTION: The minutes were approved as a true record.

241/25

SEALINK PROJECT UPDATE

The committee considered the following;

- (i) Whether to send a representative to one of the Open Floor Hearings to be held in person in Sandwich on 11th to 13th November 2025 or via Teams meeting as detailed in the Rule 6 letter associated with this item from the Planning Inspectorate.

RESOLUTION: All members of Council to be asked if they wished to attend the Open Floor Hearings. Cllrs Hetherington and Shonk indicated that they may be available to attend.

- (ii) The committee received to note a short presentation from TDC.

RESOLUTION: The presentation was received and noted.

- (iii) The Committee received to note letter “EN020026” in which it was reported that the applicant wanted to make five amendments to the DCO application, the examiner thought the changes were manageable but required more evidence, consultation, and timely submission before deciding whether to accept them.

RESOLUTION: Letter “EN020026” was received and noted.

242/25

PLANNING APPLICATIONS

- (i) **R/TH/25/0938 – 143 – 147 High Street, CT11 9TY**
Application for the reserved matters of outline application OL/TH/20/1708 for the erection of a 4-storey block containing 6 No 2bed flats and 4 No 1bed flats including access, appearance, layout and scale, following demolition of existing building for the approval of landscaping.
RESOLUTION: Ramsgate Town Council makes no comment on the landscaping at the rear of the development but would like to see more landscaping to the frontage. The TDC Planning Officer to advise what the areas marked in grey on the plans relate to.
- (ii) **L/TH/25/0627 – 27 Chapel place, CT11 9SB**
Application for Listed Building Consent for external works including restoration of existing windows, reinstatement of lightwells to basement and addition of windows, removal of existing rear extension, replacement roof to single storey extension, retention of existing flagpole to front elevation, replacement of rainwater goods, works to existing roof and chimney stack, re-opening of rear boundary wall, together with internal alterations to include structural supports to basement, plastering, addition of insulation, replacement doors (part-retrospective).
RESOLUTION: Ramsgate Town Council expresses its support for the proposed restoration work outlined in the attached heritage statement, recognising it as an excellent example of the kind of restoration we would like to see carried out on more of our historic buildings in Ramsgate.

Notes:

Councillors’ comments on planning applications, and the resulting resolutions, are based on the information available at the time of the meeting.

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

243/25

PREPARATION FOR S106 AGREEMENTS

The Committee received the presentation slides that TDC gave at a Parish Forum meeting on 23rd September 2025, and considered the accompanying report from Miss L Fidler, Town Clerk & RFO, setting out how RTC might ensure it feeds into Section 106 Agreements.

RESOLUTION: Ramsgate Town Council adopts the proposed plan as its basis of approach to S106 contributions.

244/25

EAST KENT DESIGN CODE

The Committee considered how to respond to the “East Kent Design Codes – Town & Parish Councillor Survey – September 2025”. A copy of the questions was included with the agenda pack. Within the response, Members were asked if they may wish to consider recommending that the Shop Front Design Guide (funded by High Street Action Zone funding in 2023) is included / formally adopted as policy.

Prior to the meeting a 20-minute video presentation introducing the East Kent Design Code project was shown for any Members who wished to view it.

RESOLUTION: The draft response to the East Kent Design Code questionnaire as provided by the Town Clerk RFO to be submitted but in addition to this recommends that the Shop Front Design Guide (funded by the High Street Heritage Action Zone funding in 2023) be included and formally adopted as policy.

245/25

DATE AND TIME OF NEXT MEETING

Wednesday 5th November 2025 at 7pm.

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

F/TH/25/0929 - Tesco Superstore, Manston Road, CT12 6NT

Installation of 2no. compressors and 2no. gas coolers to the southeast of the store.

L/TH/25/0965 - Quay Edge, Crosswall And West Pier, Ramsgate Harbour, Military Road, CT11 9LG

Application for Listed Building Consent for the installation of railings.

F/TH/25/0955 - St Lawrence Tavern, High Street, St Lawrence, CT11 0QP

Installation of 2.2-metre-high timber weatherboarding screens to side and front elevations of existing timber pergola, and erection of 2-metre-high timber fence and gates to side bin store area (Retrospective).

F/TH/25/0899 - Ravensgate Arms, 56 - 58 King Street, CT11 8NY

Change of use of first floor from public house (Use class Sui Generis) to 1no 1-bed self-contained flat, together with extension to external access, formation of a raised terrace, installation of door and removal of flue.

L/TH/25/0900 - Ravensgate Arms, 56 - 58 King Street, CT11 8NY

Extension to existing external access, formation of a raised terrace, replacement of first floor window with door, alterations to internal layout and removal of flue.

FH/TH/25/0944 - 15 Vale Road, CT11 9LT

Erection of part two storey, part single storey rear extension.

FH/TH/25/0951 - 55 Pegwell Road, CT11 0NP

Erection of a first-floor level balcony structure to the front elevation.

F/TH/25/0814 - 8 Kent Terrace, CT11 8LU

Change of use from four-bedroom dwelling to 1no. 1 bed flat and 1no. three-bedroom flat together with alterations to fenestration (Retrospective).

F/TH/25/0973 – Marks & Spencer, 1 Westwood Cross, Margate Road, CT10 2BF

Replacement of existing plant equipment with 2no condensing units to roof.

F/TH/25/0961 - Land West Of, Thanet Offshore Wind Port Of, Ramsgate Royal Harbour Approach, CT11 9FT

Erection of 1no three storey building (Use Class F) and 2no two storey buildings (Use Class B2 and E(c)(ii)) together with associated access, landscaping and parking.

L/TH/25/0523 - 11 Chapel Place, CT11 9RY

Application for listed building consent for internal alterations to include removal of internal partitions and staircases, installation of new doors, walls, and staircases, and external alterations to include erection of single storey rear extension and alterations to roof (Retrospective).