



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 10th July 2024 at 7pm

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

Also in attendance: Miss E Richford, Deputy Town Clerk & FO.

156/24 **APOLOGIES**

Apologies were received and accepted from Cllr Albon, other engagement.

RESOLUTION: To approve the apologies for absence.

157/24 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

158/24 **MINUTES**

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 12th June 2024 (138/24 – 144/24) were received and considered.

RESOLUTION: The minutes were approved as a true record with an amendment to state that Cllr Hetherington was in attendance.

159/24 **KENT COUNTY COUNCIL CONSULTATION**

The committee considered an amendment to remove double yellow lines in relation to a proposed Pedestrian Crossing, Margate Road, Ramsgate –

RESOLUTION: Ramsgate Town Council raises no concerns in relation to the amendment and is pleased to see any improvement to pedestrian safety in Ramsgate and welcomes the fact there are widened footways. However, a pelican crossing would be the preferred option.

160/24 **PLANNING APPLICATIONS**

1. F/TH/24/0528 - Land Adjacent 1, Carlton Avenue.

Erection of 1No three storey building comprising of 3No 1-bed self-contained flats together with associated access and parking.

RESOLUTION: Ramsgate Town Council objects to this application on the grounds of overdevelopment and will seek the Planning Officer's advice in relation to the land which RTC understands was to be used as a parking area for the property next door as part of that property's previous approved planning application.

- 2. F/TH/24/0332 - 12 School Lane.**
Change of use from class E(f) to 2no 2 bed, 2no 3 bed dwellings and 1no 2 bed flat together with partial demolition of two storey and single storey to front elevation and erection of two storey extension to front elevation with cycle and bin storage.
RESOLUTION: Ramsgate Town Council objects to this application on the grounds that it is considered to be overdevelopment but is not necessarily opposed to an application with a reduction of rooms.
- 3. TH/24/0649 - 18 Bloomsbury Road, CT11 0AG.**
Erection of a three-storey rear extension following demolition of existing rear extension together with conversion of loft with erection of rear dormer and insertion of 2no rooflights to front elevation.
RESOLUTION: Ramsgate Town Council objects to this application on the grounds that it is considered excessive with too many floors; it is not in keeping with neighbouring properties (rear of property); a dormer would be overlooking neighbouring properties and a velux window is considered to be an appropriate alternative.
Note: Cllrs Makinson and Shonk voted against the resolution.
- 4. F/TH/24/0576 - Car Park At 20 To 22 Albion Place, CT11 8HQ**
Erection of a five-storey building to accommodate 13No self-contained flats, comprising of 5No 1-bed, 7No 2-bed and 1No 3-bed, together with associated access, parking and landscaping.
- 5. L/TH/24/0682 - Car Park At 20 To 22 Albion Place CT11 8HQ.**
Application for Listed Building Consent for the erection of 5 storey building with basement consisting of 2No. 3 bed Maisonettes, 1No. 2 bed Maisonette, 4No. 2 bed flats and 2No. 3 bed flats to be attached to the flank elevations of 2No. Listed Buildings.
RESOLUTION: Ramsgate Town Council makes no comment on this application.
- 6. F/TH/24/0640 - Rooks Delicatessen, 7 - 9 King Street.**
Erection of a second-floor extension together with increase in roof height with the insertion of 1No dormer to front and 3No dormers to the side to facilitate the creation of 2No 1-bed and 1No 2-bed self-contained flats, installation of 1No balcony to the rear elevation following alterations to fenestration and internal layout.
RESOLUTION: Ramsgate Town Council objects to this application on the grounds that it is considered to be overdevelopment; effect on neighbouring properties; it is not considered as an appropriate development in the conservation area and the issue with bin storage and collection.

7. **F/TH/24/0665 - 49 Vale Square, CT11 9DA.**
 Erection of a single-storey ground floor side extension, reconfiguration of the ground floor and basement layout, installation of glazing to the basement lightwell to create a new basement room, addition of structural glazing over two existing lightwells, together with erection of a new front boundary wall and gate.
RESOLUTION: Ramsgate Town Council makes no comment on this application.
 Note: Cllr Makinson abstained.
8. **F/TH/24/0625 - 27 Albion Road, CT11 8DJ.**
 Erection of the first, second and third floor side extension with front and rear balconies.
RESOLUTION: Ramsgate Town Council objects to this application on the grounds that it is considered to be overdevelopment.

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

161/24 **NATIONAL GRID - SEALINK – OFF-SHORE NETWORK REINFORCEMENT BETWEEN SUFFOLK & KENT**
 The committee received a letter from National Grid / Sea link in relation to forthcoming virtual briefings on the above plans.
RESOLUTION: The letter is noted. A letter/email to be sent to National Grid expressing RTC’s disappointment that it has not been offered an individual briefing as statutory consultees. Various Cllrs have indicated a wish to take part in briefings for Minster PC and Deal TC.

162/24 **CONFIDENTIAL MATTER**

(i) **EXCLUSION OF THE PUBLIC & PRESS**
 It was recommended that under the Public Bodies (Admission to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), the public and accredited representatives of newspapers be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972 by virtue of the paragraph specified against the item.

(ii) **POTENTIAL PLANNING APPLICATION**
 The committee considered a request to present to committee by a developer in relation to an application which to date has not been submitted to TDC.
RESOLUTION: Ramsgate Town Council thanks the developer for the invitation but as RTC is not the Planning Authority it will wait for the application to be submitted to TDC and then consider the application as statutory consultees. Ramsgate Town Council is unhappy about the earth movement work currently being undertaken at the site plus the removal of a right of way.

BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION AND THEREFORE NO COMMENT IS MADE:

F/TH/24/0260 - St Laurence In Thanet Junior Academy, Newington Road
Extension and alteration to car park.

L/TH/24/0580 - 15 West Cliff Road, CT11 9JP

Application for listed building consent for replacement of lower ground floor entrance door with 4 panel timber framed door and replacement of the ground floor entrance door with timber framed door.

FH/TH/24/0626 - 19 Station Approach Road, CT11 7RN

Erection of a single storey rear extension following demolition of existing rear extension together with erection of outbuilding to rear boundary of rear garden (Retrospective).

TCA/TH/24/0685 - 15 St Benedicts Lawn, CT11 9PJ

1No. Holm Oak - Crown reduce by 4-5 metres.

OL/TH/23/1606 - Land To The East, Of New Haine Road

Outline application (with all matters reserved except access) for up to 9,253sqm of commercial floorspace (use class E(g) and B8), and a Health Campus comprising the erection of a primary medical care facility (Use Class E(e)), an extra care/assisted living building accommodating 70no. self-contained flats (Use Class C2), a 80no. bed care home (Use Class C2), and a children's nursery (Use Class E(f)); together with associated amenity and open space provision, infrastructure works and parking provision.

FH/TH/24/0365 - 113 St James Avenue, CT12 6DZ

Erection of detached outbuilding to rear garden (part retrospective).

FH/TH/24/0441 - Flat 1, 64 Hertford Street

Extension of basement level together with installation of 1no lightwell with metal surround to North Elevation, 1no set of bi-folding doors and 2no. glazed rooflight to western elevation at ground floor level.

FH/TH/24/0570 - 258 Margate Road, CT12 6AH

Formation of vehicular access, with associated excavation works, and erection of retaining wall and railings.

L/TH/24/0707 - 25 Wellington Crescent, CT11 8JD

Application for Listed Building Consent for replacement slate roof, lead parapet guttering and hatch, structural works to rotten floor joists and boards, infill of openings of party walls, together with replacement of asbestos balcony soffit with timber boards.

FH/TH/24/0708 - 129 Dumpton Park Drive, CT11 8BH

Erection of a single storey rear and side extension.

FH/TH/24/0726 - 34 Vale Square, CT11 9DB

Erection of a single storey rear extension following demolition of existing conservatory (retrospective).

F/TH/24/0641 - Land to the Front of Westcliff Terrace Mansions

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

L/TH/24/0642 - Land to the Front of Westcliff Terrace Mansions

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.

FH/TH/24/0688 - 39 Liverpool Lawn, CT11 9HJ

Erection of a single storey rear extension.