



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 10th November 2021 at 7pm

Present: Councillors; Albon, Ara, Crittenden, Hetherington, Huxley, Makinson, Moore, Nixey, Wing and Young.

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

148/21 APOLOGIES

Apologies were received from Cllrs L Piper and S Piper (personal commitments) and Cllrs Green and Knight (unwell).

RESOLUTION: To approve the apologies for absence.

149/21 DECLARATIONS OF INTEREST

There were no declarations of interest or dispensations recorded.

150/21 MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 13th October 2021 were received and considered.

RESOLUTION: The Minutes were approved as accurate and signed.

Cllrs Austin and Hetherington arrived and joined the meeting.

151/21 HIGH STREET RECOVERY FUND

The Committee received the document supplied by local resident Mr Peter Borough.

RESOLUTION: To accept Mr Borough's offer to provide assistance to the Council in developing an overarching outline plan for the highway and pathway network of the town, on an unpaid, voluntary and non-political basis.

The Committee considered its response to the TDC Future High Street Fund: Highway and Pedestrian Movement Scheme.

RESOLUTION: Ramsgate Town Council welcomes and supports the proposed measures but raises concerns in relation to the route for large vehicles and HGVs when the road tunnel is closed. Turning left from Military Road into Royal Parade will be problematic and vice versa. To mitigate the issue it is suggested that tunnel maintenance should take place over night or traffic control used if

carried out during day time hours. It is also recommended that the scheme is monitored to check on its success.

152/21 PLANNING APPLICATIONS

F/TH/21/1458 – 17 Regency Court St Augustines Road, CT11 9PN

Variation of condition 2 of planning permission F/TH/18/1480 'For the erection of part single, part two storey front extension to facilitate change of use to 9no. self-contained flats (use class C3) comprising 1no 3bed maisonette, 4No 3bed flats, 3No 2bed flats and 1No 1 bed flat with alterations to fenestration and front facade to include replacement doors and windows and creation of steps' to allow alterations to flat 9 from one bed flat to 2-bed.

RESOLUTION: Ramsgate Town Council makes no comment on this application.

F/TH/21/1545 - Land And Buildings On The North Side Of Boundary Road

Removal of condition 19 from planning permission F/TH/19/0709 'For the erection of a retail unit of 1,838 sqm (use class A1) with associated works, access and parking' to allow removal of central island crossing point.

RESOLUTION: Ramsgate Town Council accepts that the reason for removal of the central island as being for operational reasons but proposes that the applicant installs another type of crossing to assist pedestrian safety.

F/TH/21/1647 – 18 Harbour Street CT11 8HA

Part retrospective change of use and sub-division of the ground floor from arts and community centre (Use Classes D1/D2) to a mixed use retail (Use Class Ea) and taxi office (sui generis); together with the change of use and conversion of the first floor and erection of a two storey upward extension to create 6No. one bedroom flats.

RESOLUTION: The appearance of the proposed flats development is acceptable, but concerns are raised in relation to the access to the flats, lack of waste storage facilities for the flats and the commercial premises plus lack of cycle storage provision. Ramsgate Town Council objects to the application for the taxi office on the grounds that there is no designated picking up point outside the premises, the affect on residents and the potential for anti-social behaviour.

F/TH/21/1589 and L/TH/21/1590 – 18 Nelson Crescent, CT11 9JF

Internal alterations at basement, ground and first floor levels and application for Listed Building consent for internal alterations and layout changes at basement, ground and first floor levels.

RESOLUTION: Ramsgate Town Council makes no comment on this application.

Cllr Ara left the meeting.

F/TH/21/1620 – 48 Grange Road CT11 9LP

Change of use from commercial unit (Use Class E) and 1No. 4 bed maisonette to 2No. studio flats, 2No. 1 bedroom flats and 1No. 2 bedroom maisonette (Use Class C3) together with replacement front dormer, erection of first floor rear lobby extension, alterations to existing single storey rear extension including alterations to fenestration, erection and installation of balustrading to provide roof terrace and erection of external staircase to rear.

RESOLUTION: Ramsgate Town Council makes no comment on this application.

FH/TH/21/1642 – 1 Cottage Road CT11 8HJ

Erection of a three-storey rear extension, flat roof rear dormer and first floor front bay window together with alterations to fenestration following demolition of existing rear extension.

RESOLUTION: Ramsgate Town Council makes no comment on this application.

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

F/TH/21/1225 – 35 Bursill Crescent, CT12 6EZ

Erection of a two-storey side and rear extension. Together with change of room to the front porch following demolition of existing side extension.

F/TH/21/1368 – Haine Cottage, Haine Road, CT12 5AQ

Erection of a single storey timber framed annex to the rear garden.

FH/TH/21/1447 – 137 Newington Road, CT12 6PZ

Erection of a two storey side extension together with rear dormer window following demolition of existing garage.

F/TH/21/1483 – 401 Margate Road, CT12 6SE

Application for a vehicular crossover.

F/TH/21/1506 - 35 And 37 Avenue Road, CT11 8EP

Erection of a 2.5 storey rear extension to No 35 with loft room extension and a 3 storey rear extension with loft conversion to No 37 following removal of existing rear extensions.

F/TH/21/1522 - Land And Buildings On The North Side Of Boundary Road

Erection and display of 2No internally illuminated fascia signs, 2 non-illuminated vinyl signs, 4 internally illuminated totem signs.

F/TH/21/1540 - Land Adjacent 2 Claremont Gardens

Variation of condition 2 of the approved planning permission F/TH/21/1065 'For the erection of 1No two-storey 1 bedroom attached dwelling' to allow the erection of a first floor rear extension to provide an addition single bedroom.

F/TH/21/1542 - 132 High Street, CT11 9TY

Change of use from hairdressers (Use Class E) to tattoo studio (Sui Generis).

FH/TH/21/1556 - 21 Hawes Avenue, CT11 0RN

Erection of single-storey side and rear wrap-around pitched roof extension complete with concealed flat roof to side and rear following demolition of existing concrete pre-fabricated garage together with alterations to existing front garage to create additional off-street parking.

F/TH/21/1560 - 4 St James Avenue, CT12 6DG

Erection of 1No 3bed detached dwelling and 2No 2bed semi-detached dwellings with associated access and parking.

TCA/TH/21/1568 - 4 Nelson Crescent, CT11 9JF

2No sycamore - Re pollard.

FH/TH/21/1581 - 9 Holly Road, CT11 7JH

Erection of a single storey front, side and rear extension following demolition of existing garage.

TPO/TH/21/1597 - Homefleet House, Wellington Crescent, CT11 8JY

TH/TPO/1(2009)T1 - 2No Alnus Glutinosa - common alder (T1, T2) - Re-pollard to previous points.

FH/TH/21/1603 - 8 Cecilia Road, CT11 7DY

Erection of dormer window to rear elevation together with 2No rooflights to front elevation.

F/TH/21/1242 – Eastport Motors, 314 Margate Road, CT12 6AN

Erection of part three storey, part two and a half storey building containing 4No 2-bed and 4No 1-bed self-contained flats with associated landscaping following demolition of existing building.

FH/TH/21/1504 – 45 Station Approach Road, CT11 7RN

Erection of a first floor rear extension.

FH/TH/21/1563 – 58 Chapel Road, CT11 0BS

Erection of rear dormer and second floor rear extension with Juliette balconies to facilitate loft conversion together with erection of conservatory to rear

FH/TH/21/1596 – 61 Pegwell Road, CT11 0NJ

Erection of a single storey rear extension together with alterations to fenestration and colour of panelling to first floor front elevation, following demolition of existing conservatory.

FH/TH/21/1604 – 132 Crescent Road, CT11 9RE

Erection of part single storey part two storey rear extension together with insertion of 3No rooflights to front elevation and replacement of existing windows with grey aluminium windows following demolition of existing rear extensions.

FH/TH/21/1609 – 51A Addington Street, CT11 9JJ

Alterations to front door with raising of ground level.

L/TH/21/1627 – 17 Regency Court St Augustines Road, CT11 9PN

Retrospective application for Listed Building Consent for internal alterations to flat 9.

TPO/TH/21/1630 – Former Newington County Primary Infants School Melbourne Avenue, CT12 6FG

TH/TPO/8(2009) - 1No Sycamore (T1) - Crown reduce by 3m

1No Red Oak (T4) - Crown lift by 4m

1No Whitebeam (T3) - Crown reduction of 2.5 metres

1No Maple (T5) - To crown lift by 4 m and remove the right hand trunk

1No Maple (T6)- Crown lift by 3m

1No Maple (T7)- Crown lift by 4 m above the roadside and by 2.5 metres above the pavement.

TCA/TH/21/1648 - 3 And 4 Chapel Place Lane, CT11 9SE

1No Wysteria - Cut down to 1.22m.

OL/TH/20/1708 - 143 - 147 High Street, CT11 9TY

Outline application with some matters reserved for the erection of a 4 storey block containing 6No 2bed flats and 4No 1bed flats including access, appearance, layout and scale, following demolition of existing building.

F/TH/21/0263 – 5 - 7 Allenby Road, CT12 6BB

Erection of 1No two-storey building containing 4No 1bed flats with associated parking, cycle and bin stores.

FH/TH/21/0537 – Flat 1, 62 West Cliff Road, CT11 9NT

Retrospective application for installation of replacement windows and doors from UPVC to timber.

L/TH/21/0538 – Flat 1, 62 West Cliff Road CT11 9NT

Application for Listed Building Consent for installation of replacement windows and doors from UPVC to timber.

F/TH/21/1232 – 8 St Mildreds Avenue, CT11 0EE

Erection of detached part single storey/part two storey 2bed dwelling to rear garden. Replacement of boundary 1.9m high fence with 2.4m high timber fencing and formation of dropped kerb onto St Mildreds Avenue.

TCA/TH/21/1584 – Homefleet House, Wellington Crescent

1No Alnus glutinosa (common alder) (T4) – Re-pollard

1No Quercus ilex (holm oak) (T3) – Re-pollard

F/TH/21/1601 – 113 King Street, CT11 8PH

Replacement of single glazed timber sash windows with double glazed timber sash window and replacement of doors.

FH/TH/21/1654 – 15 Arklow Square, CT11 8PS

Erection of a two storey rear extension.

153/21 DATE & TIME OF NEXT MEETING

8th December 2021 at 7pm