



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 10th September 2025 at 7pm.

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

Also in attendance:
Cllrs Green and Ovenden as observers
Miss L Fidler, Town Clerk & RFO

226/25

APOLOGIES

Apologies were received from Councillor Hetherington (personal commitment).

227/25

DECLARATIONS OF INTEREST

There were no Declarations of Interest declared.

228/25

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 6th August 2025 (minutes 204/25 – 211/25) were received and considered.

RESOLUTION: The minutes were approved as a true record.

229/25

KCC HIGHWAYS

The committee considered the following matters relating to Kent County Council and RTC's comments in relation to (i) & (ii) / interest in (iii);

(i) Highways Amendment 4 Deposit Document: Royal Harbour Approach

RESOLUTION: This information was noted.

(ii) Highways Consolidation Speed Limit Thanet – Ramsgate area only.

RESOLUTION: This information was noted.

(iii) KCC Local Bus Intervention Grant Scheme.

RESOLUTION: The Town Clerk will find out how projects are costed and delivered, and if there are any existing projects to be aware of. Climate Change Task Group will

consider if there are any small projects that could be worked up quickly.

230/25

PLANNING APPLICATIONS

(i) **OL/TH/22/1439 - T V Bond Engineering Supplies, Bristol Place**

Outline application for the erection of 8No commercial/industrial (Use Class E(c)(iii) and E(g)(iii)) units following the demolition of existing buildings including access, landscaping, layout and scale.

RESOLUTION: Ramsgate Town Council supports in principle the use of the land but considers there to be too many units within the outline application; the turning area and parking is not adequate; access onto a busy highway is a concern particularly if vehicles need to reverse out because of being unable to turn around; and, the proposed pedestrian walkway will be driven over unless there is a physical barrier.

(ii) **A/TH/25/0829 - Land Fronting, 18 - 24 High Street, CT11 9AG**
Erection and display of 1no internally illuminated digital display screen to kiosk.

RESOLUTION: To recommend refusal – the proposal does not enhance the conservation area and is not required.

(iii) **PAE/TH/25/0241 - 46 Grange Road, CT11 9LP**

Prior Approval for change of use from retail (Use Class E) to 1No dwelling (Use Class C3) (Retrospective).

RESOLUTION: The shopfront façade should be maintained.

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.

231/25

DATE & TIME OF NEXT MEETING

Wednesday 1st October 2025 at 7pm.

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

FH/TH/25/0558 - 48 Langdale Avenue, CT11 0PG

Erection of 1No dormer to rear elevation to facilitate loft conversion.

F/TH/25/0672 - 173 King Street, CT11 8PN

Partial change of use of ground floor and internal alterations to 1no. 2 bed dwelling with erection of single storey extension following demolition of existing extension, together with erection of cycle store.

F/TH/25/0689 - Keele House, 176 - 178 High Street, CT11 9TS

Erection of second floor roof extension to facilitate a loft conversion.

TPO/TH/25/0612 - Vale Square Gardens, Vale Square, CT11 9DA

TH/TPO/12(1977)

T1 - Walnut – Fell.

T2 - Ash - to repollard to old points - about 6 metres of regrowth.

T3 - Sycamore - reduce by 3 metres in height and 2 metres in lateral spread.

T4 - Ash - reduce by 3 metres in height and 2 metres in lateral spread.

F/TH/25/0039 - East Court Annexe, Brockenhurst Road, CT11 8ED

Change of use to 1no 3-bed dwelling, together with alterations to fenestration.

L/TH/25/0040 - East Court Annexe, Brockenhurst Road, CT11 8ED

Application for Listed Building Consent for the alterations and redecoration of fenestration, replacement of roof tiles and removal of external door, together with insertion of partition walls and removal of 2no internal walls.

F/TH/25/0556 - Former Car Storage Site, Manston Road, CT12 6NT

Erection of a single storey retail unit (Class E(a)) with associated parking, access and landscaping.

F/TH/25/0662 - 76 Hardres Street, CT11 8QP

Change of use of single dwelling to 1no. 3 bed maisonette and 1no. 2 bed maisonette, including erection of external staircase at basement level at the rear, replacement of window and door on side elevation and removal of two windows on rear elevation.

FH/TH/25/0746 - 49 St Patricks Road, CT11 7EJ

Erection of a single storey rear extension.

F/TH/25/0672 - 173 King Street, CT11 8PN

Change of use of part ground floor office (Use Class E) to 1no. 2 bed dwelling with erection of single storey extension following demolition of existing extension, together with erection of cycle store and alterations to fenestration.

FH/TH/25/0721 - 68 Greenfield Road, CT12 6TY

Erection of single storey side and rear extension.

FH/TH/25/0730 - 20 Bloomsbury Road, CT11 0AG

Erection of rear dormer together with installation of front facing roof windows to facilitate a loft conversion.

TPO/TH/25/0789 - 43 Goodwin Road, CT11 0JJ

TH/TPO/3(1984) - 1No Copper Beech (T1) - 1.5m crown reduction. This tree has a perpendicular height of 13.52m and a crown width of 12.44m.

F/TH/25/0735 - British Red Cross, 16 King Street, CT11 8NW

Replacement of shopfront timber frame doors.

A/TH/25/0736 - British Red Cross, 16 King Street, CT11 8NW

Erection and display of 1no. non illuminated fascia sign to front elevation.

F/TH/25/0790 - 47 High Street, CT11 9AG

Change of use of Educational and Community Venue (Sui Generis) to Tattoo Studio (Use Class E(a)) (Retrospective).

L/TH/25/0787 - 1 Granville House, Victoria Parade, CT11 8DD

Application for Listed Building consent for the erection and display of plaque to front elevation.

FH/TH/25/0808 - 15 Holly Road, CT11 7JH

Erection of single storey, front, side and rear extension following demolition of garage, and replacement of tile hanging on front and rear elevation with render.

F/TH/25/0811 - 46 Vale Square, CT11 9DA

Change of use of rear garden to Residential (Use Class C3), together with erection of 1.8 metre high fence to subdivide existing plot (Retrospective).