



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 12th February 2025 at 7pm

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

Also in attendance:
Miss E Richford, Deputy Town Clerk & FO
Mr D Williams, Marketing & Communications Officer

040/25 **APOLOGIES**
There were no apologies received.

041/25 **DECLARATIONS OF INTEREST**
There were no Declarations of Interest declared.

042/25 **MINUTES**
The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 8th January 2025 (001/25 – 005/25) were received and considered.
RESOLUTION: The minutes were approved as a true record.

043/25 **PLANNING APPLICATIONS**
1. F/TH/25/0064 – 44-46 Queen Street, CT11 9EF
Replacement of windows to rear and sides elevations.
RESOLUTION: Ramsgate Town Council objects to this application on the grounds of the effect on the adjacent Conservation Area. No objection is raised in relation to the rear of the building. More information should be supplied on what the windows will look like.

2. F/TH/24/0678 – San Clu, Victoria Parade, CT11 8DT
Erection of a five-storey extension and opening up of existing basement, to provide 10 self-contained residential units and 9 No aparthotels, spa, coffee shop, function room and conference facilities, following the creation of a new entrance and demolition of an existing extension and outbuilding.
RESOLUTION: Ramsgate Town Council changes its stance on this application following hearing from residents. This Council has very serious concerns about the effect on neighbours: the effect of the development's closeness to the neighbouring properties which is within a few metres of one neighbour and the effect of loss of light caused by the size/height and bulk of the development.

Notes: Mr Mark Lister, a local resident raising concerns and Cllr Huxley, as Ward Cllr, addressed the committee prior to a resolution being made. Cllr Makinson abstained.

3. L/TH/24/0679 - San Clu, Victoria Parade, CT11 8DT

Application for Listed Building consent for the erection of a five-storey extension and opening up of existing basement, to provide 10 self-contained residential units and 9No aparthotels, spa, coffee shop, function room and conference facilities, following the creation of a new entrance and demolition of an existing extension and outbuilding.

RESOLUTION: Ramsgate Town Council changes its stance on this application following hearing from residents. This Council has very serious concerns about the effect on neighbours: the effect of the development's closeness to the neighbouring properties which is within a few metres of one neighbour and the effect of loss of light caused by the size/height and bulk of the development.

Notes: Mr Mark Lister, a local resident raising concerns and Cllr Huxley, as Ward Cllr, addressed the committee prior to a resolution being made. Cllr Makinson abstained.

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

044/25

DATE & TIME OF NEXT MEETING

Wednesday 12th March 2025 at 7pm.

The chair closed the meeting at 7:35pm

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

R/TH/24/1469 - Land To The East Of, New Haine Road

Reserved matters application for the details of appearance, landscaping, layout and scale of the spine road (Phase 1a) and primary medical care facility (Phase 1b) pursuant to outline planning permission OL/TH/23/1606.

F/TH/24/1375 - 143 Margate Road, CT12 6SX

Change of use from dwelling (Use Class C3) to 5 bedroom HMO (Use Class C4) together with alterations to fenestration (part retrospective).

F/TH/24/1383 - 25 Wellington Crescent, CT11 8JD

Replacement of front elevation basement doors with timber single glazed sash windows, the installation of 6no. en-suite pods to bedrooms together with the installation of new walls and alterations to doorways.

L/TH/24/1384 - 25 Wellington Crescent, CT11 8JD

Application for Listed Building Consent for internal and external alterations to the right hand side of the former hotel at no. 25/26 into a self-contained hotel with en-suite bedrooms and the creation of a light well to the front basement.

Application for Listed Building consent for the replacement of front elevation basement doors with timber single glazed sash windows, replacement of window to rear extension with double glazed sash window, together with internal alterations including the installation of 6no. en-suite pods to bedrooms, installation of new walls and alterations to doorways.

FH/TH/25/0004 - 21 Nethercourt Gardens, CT11 0RY

Erection of a first floor rear extension and rear dormer together with erection of a single storey rear extension following demolition of existing conservatory.

FH/TH/24/1252 - 29 Allenby Road, CT12 6BA

Erection of a flat roof porch together with detached garage following demolition of existing garage.

FH/TH/25/0006 - 5 Roman Road, CT12 6AS

Erection of a single storey rear extension.

F/TH/25/0019 - Staner Court, Manston Road

Variation of condition 25 of planning permission F/TH/23/1352 for the "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" to allow variation to electric vehicle charging provision.

F/TH/25/0017- Garage Block Rear Of 161 To 213, Clements Road

Variation of condition 6 of planning permission F/TH/23/1341 for the "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" to allow variation to electric vehicle charging provision.

R/TH/24/0133 - Land South Of Manston Road Adjacent To The Beacon, (Former Car Storage Site), Manston Road

Application for the reserved matters of outline application OL/TH/20/1320 "Outline application for 48 dwellings including access with all other matters reserved" for the approval of appearance, landscaping, layout and scale.

F/TH/24/1299 - 25 Coxes Lane, CT12 6SA

Erection of 1No 3-bed dwelling with associated parking following the demolition of existing bungalow (part retrospective).

F/TH/24/1388 - 50 and 50A Grange Road, CT11 9LP

Erection of a 3 and a half storey side and 3 storey rear extension to facilitate the creation of 1no. 1 bed and 1no. 2 bed flats to first and second floors and retail extension of shop to ground floor together with bin and cycle storage.

L/TH/24/1455 - Flat 1, 1 Augusta Road

Application for listed building consent for the repairs and repointing to second floor windows, replacement of existing window cills, repainting of existing steps and metal railing, repairs to internal walls, new partition wall to form landing, relocation of kitchen with external flue installed at side elevation, installation of shower room and relocation of existing shower room door to create ensuite.

F/TH/24/1072 - 20 Bellevue Road, CT11 8LB

Change of use from professional services (Use Class E(c)(ii)) to 1No 1-bed and 2No 2-bed self-contained flats with alterations to fenestration to rear elevation and, conversion of existing outbuildings to rear to provide 1No 1-bed and 1No 2-bed two storey dwellings together with erection of single storey rear extension to outbuilding with alterations to fenestration in front and rear elevations.

FH/TH/24/1486 - 26 Coxes Lane, CT12 6SA

Erection of single storey rear extension, side roof extension, rear decking and flue alterations to fenestration.

FH/TH/24/1446 - 54 South Eastern Road, CT11 9QE

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

FH/TH/24/1410 - 37 Victoria Parade, CT11 8AJ

Erection of 2no. 2 storey gabled front extensions, erection of 2no. single storey side extensions, installation of 3no. balconies to first floor front elevation and 1no. balcony to 2nd floor front elevation.

FH/TH/24/1465 - 38 St Lawrence Avenue, CT11 0HZ

Variation of condition 2 and 4 of planning permission FH/TH/23/1387 for the "Erection of single storey side and rear extension together with external alterations including a pitched roof canopy over the main entrance following demolition of existing detached garage and rear extensions" to allow reduction in width of extension use of sky lantern, use of grey slates to side extension and installation of an external flue (retrospective).

F/TH/24/1471 - Land Adjacent 169, Clements Road

Erection of a single storey storage units on hard standing (1no. block 6 units and 1no. block 12 units).

F/TH/24/1493 - National Westminster Bank, 53 - 55 High Street

Change of Use of existing bank (use class E) to 3no 2bed flats and 3no 1bed flats (Use Class 3) together with internal and external alterations.

L/TH/24/1478 - National Westminster Bank, 53 - 55 High Street

Application for Listed Building Consent for internal and external alterations to facilitate conversion to flats.

F/TH/24/1328 - Land To The Rear Of 10, Effingham Street

Erection of a two storey building to facilitate 2No 2-bed self-contained flats, together with roof terrace to ground and first floor level and associated external staircase and shed.

F/TH/24/1494 - Pantelis, 42 - 44 Harbour Street

Erection of a third floor extension and a four storey rear extension together with alterations to fenestration.

F/TH/25/0003 - Land West Of, New Haine Road

Erection of 10.9-metre-high structure accommodating 3no. padel courts, clubhouse and seating area (use class F2), with associated parking to be accessed off New Haine Road.