



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 12th June 2024 at 7pm

Present: Councillors: Austin, Makinson (Chair), Nixey and Wing.
Also in attendance:
Two members of the public; Mrs Solly & Mrs Debling.
Miss E Richford, Deputy Town Clerk & FO.
Mr D Williams, Marketing & Communications Officer.

138/24 **APOLOGIES**
Apologies were received and accepted from Cllrs Albon, family matter; Shonk, family matter.

RESOLUTION: To approve the apologies for absence.

139/24 **DECLARATIONS OF INTEREST**
There were no declarations of interest.

140/24 **MINUTES**
The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 8th May 2024 (101/24 – 104/24) were received and considered.
RESOLUTION: The minutes were approved as a true record.

141/24 **KENT COUNTY COUNCIL CONSULTATION**
The Committee considered a response to the consultation in relation to a proposed Pedestrian Crossing, Margate Road, Ramsgate.
RESOLUTION: Ramsgate Town Council 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.

142/24 **PLANNING APPLICATIONS**
1. F/ TH/24/0368 - Land Adjacent 27A, Hopes Lane.
Erection of 1No two storey 2-bed detached dwelling together with associated access and parking following demolition of existing garage.
RESOLUTION: Ramsgate Town Council objects to the application on the grounds that it is considered to be overdevelopment of the plot.

2. F/TH/24/0221 - 1 St Davids Road, CT11 7EP

Change of use from single dwelling to 4No bedroom HMO use class C4 together with removal of chimney and alterations to fenestration (part retrospective).

RESOLUTION: Ramsgate Town Council objects to the application on the grounds that it is considered to be overdevelopment with not enough living room space and no provision made for bin and cycle storage.

3. 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, although appreciating the fact that effort has been made to make the highway safer, repeats its objection, of 6 September 2023, to this development; Ramsgate Town Council supports in principle the use of the land but considers there to be too many units within the outline application; not enough parking provision; access onto a busy highway is a concern; the area is densely populated and to avoid disturbance any light industrial use should have usage time restrictions in place.

4. L/TH/24/0107 - 14 - 15 Spencer Square, CT11 9LA

Application for Listed Building Consent for the erection of metal platform with balustrading to form small terrace at first floor level to rear elevation with associated staircase and small brick build up on existing wall for privacy, including replacement of 2 no. windows within rear extension at ground and first floor levels with timber French doors and installation of 4 no. vents and 1no soil vent pipe to rear, together with internal repairs and alterations.

RESOLUTION: Ramsgate Town Council raises no objection to this application.

5. F/TH/24/0344 - 14 - 15 Spencer Square, CT11 9LA

Erection of metal platform with balustrading to form small terrace at first floor level to rear elevation with associated staircase and small brick build up on existing wall for privacy, including replacement of 2 no. windows within rear extension at ground and first floor levels with timber French doors and installation of 4 no. vents and 1no soil vent pipe to rear.

RESOLUTION: Ramsgate Town Council raises no objection to this application.

6. FH/TH/24/0544 - 19 Spencer Square

Erection of single storey extension with pulhamite render to rear following removal of external stairs and alteration to existing window, replacement of French doors with timber sash window, replacement of mono pitched roof on existing rear extension with flat roof and parapet, replacement of upvc rainwater goods with aluminium cast iron effect pipes, insertion of window to

cellar, replacement of doors, repointing of walls to front and rear, together with landscaping of rear garden following removal of decking and render to walls.

RESOLUTION: Ramsgate Town Council raises no objection to this application.

7. L/TH/24/0545 – 19 Spencer Square

Application for Listed Building Consent for erection of single storey extension with pulhamite render to rear following removal of external stairs and alteration to existing window, replacement of French doors with timber sash window, replacement of mono pitched roof on existing rear extension with flat roof and parapet, replacement of upvc rainwater goods with aluminium cast iron effect pipes, insertion of window to cellar, replacement of doors, repointing front and rear, partial removal of basement wall to widening opening to new extension, infilling of opening in wall to reinstate two rooms, erection of wall to provide corridor (basement), reinstatement of porch to hallway to main entrance together with repairs and refurbishment of plaster, skirtings, and cornice mouldings.

RESOLUTION: Ramsgate Town Council raises no objection to this application.

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

143/24 CONFIDENTIAL ITEM: RAMSGATE NEIGHBOURHOOD PLAN

(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.

RESOLUTION: To exclude the press and public for the following items of business.

(ii) NEIGHBOURHOOD PLAN

The Committee received a report from the Town Clerk & RFO, Miss L Fidler, and considered the questions therein.

RESOLUTION:

- (i)** Members to volunteer to help prepare the Opportunity Sites, being guided by Dave Chetwin was noted.
- (ii)** The proposal concerning remuneration for Mrs Hobbs is approved.
- (iii)** The information concerning work to be undertaken is noted.
- (iv)** A copy of the draft Neighbourhood Plan to be sent to Adrian Verrall, TDC Officer, and ask for his initial thoughts making it clear that this is currently in the draft stage.

144/24 DATE AND TIME OF NEXT MEETING

Wednesday 10th July 2024 at 7pm.

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

F/TH/24/0362 - 2 York Street

Erection of a second and third floor extension together to accommodate 1No. 3-bedroom flat together with first floor rear extension.

L/TH/24/0396 – 7 Chapel Place

Application for listed building consent for internal alterations including removal of timber partitions and installation of 2 no. ensuite bathrooms to return the building, reinstatement of lightwell with timber framed sash window to front elevation and removal of concrete flooring and damp proofing measures at basement level, together with attic conversion and installation of 2 no. roof lights, replacement of upvc rainwater goods with cast iron and render repair and redecoration of front elevation including door and steps (Retrospective).

F/TH/24/0434 - Chatham House Grammar School, Chatham Street,

Installation of a heat pump within timber enclosure.

F/TH/24/0435 - Newington Community Centre, Princess Margaret Avenue.

Erection of a single storey side and rear extension following demolition of existing rear extension, together with erection of boundary wall and gate, installation of new double-glazed windows and doors, 2No Air Source Heat. Pumps and access ramp.

FH/TH/24/0449 - 11 Wallwood Road

Alteration of roof from hip to gable, erection of 1No. rear dormer, installation of timber cladding to gable end and rear dormer together with installation of roof light to front roof slope.

FH/TH/24/0459 – 15 Edith Road

Erection of single storey rear extension.

L/TH/24/0481 - National Westminster Bank, 53 - 55 High Street

Application for listed building consent for the removal of 1no. ATM and infill with glazing to match adjacent windows together with making good fixture holes following removal of signage.

TCA/TH/24/0568 - 15 St Benedicts Lawn

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

F/TH/24/0442 – 4 St James Avenue, CT12 6DG

Erection of 3no. 3 bed dwellings with association access and parking (retrospective).

F/TH/24/0504 – J D Wetherspoon, Royal Victoria Pavilion, Harbour Parade.

Erection of 1.55-metre-high glazed screens and gates to enclose terrace following the removal of fixed tables and benches.

A/TH/24/0512 - 2B Westwood Cross, Margate Road

Erection and display of 3No internally illuminated fascia signs, 1No hanging sign, 1No banner sign, 1No awning and 4No removable barriers.

CD/TH/24/0527 - 18 Crescent Road, CT11 9QX

Application for certificate of lawful development for the proposal includes for a 4.8m length x 3m depth x 2.5m high (14.4m²) timber framed and clad shed to the rear garden

FH/TH/24/0534 - 96 South Eastern Road, CT11 9QD

Erection of single storey rear extension together with terraced area.

F/TH/24/0543 - Land North Of 137-159, Clements Road

Erection of 2No single storey storage units.

L/TH/24/0548 - Flat 2, 1 Augusta Road

Application for Listed Building Consent for the repairs to external balustrade and first floor window lintel on rear elevation, replacement of timber boarding and repointing of lintel on side elevation, installation of partition wall to form habitable room with new doorway and door to match existing, repairs to cornices and repairs to existing sash window.

F/TH/24/0588 - 48 Royal Road, CT11 9LF

Replacement of timber sash windows with UPVC vertical sliding windows to front elevation.

L/TH/24/0595 - 140 Grange Road, CT11 9PR

Application for Listed Building Consent to rebuild part of wall with flint to rear, together with rebuilding of rear wall to first floor level and replacement of joists.

FH/TH/24/0577 - 27 Bellevue Road, CT11 8JT

Covering of white pebbledash with smooth white silicone render to all elevations.

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/24/0626 - 19 Station Approach Road

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).