



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 12th March 2025 at 7.30pm

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

Also in attendance:

Miss L Fidler, Town Clerk & RFO

Mr D Williams, Marketing & Communications Officer

Cllrs Crittenden & Green were also in attendance

059/25

APOLOGIES

No apologies were received; all members were present.

060/25

DECLARATIONS OF INTEREST

There were no Declarations of Interest declared.

061/25

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 12th February 2025 (059/25 – 063/25) were received and considered.

RESOLUTION: The minutes were approved as a true record.

062/25

PLANNING APPLICATIONS

1. F/TH/24/0197 - 44 To 54 Turner Street, CT11 8NL

Replacement of balconies and railings together with the removal of the canopy roofs.

RESOLUTION: To make no comment.

2. F/TH/24/1327 - Unit 1 And 2, Monkton Place

Change of use of industrial unit to 6No 2-bed and 1No 3-bed self-contained flats, together with erection of a single storey side extension, third floor extension with rear balcony, installation of first and second floor balcony to front, and alterations to fenestration and materials, together with erection of 2.2m high brick wall with gates to side and front boundary, and erection of bike and bin store following removal of existing outbuildings.

Cllr Wing arrived mid-discussion.

RESOLUTION: To recommend rejection; the proposal is too high and bulky, bin storage is not adequate and access no acceptable.

3. L/TH/25/0112 – 17-21 Cavendish Street, CT11 9AL

Application for Listed Building Consent for internal and external alterations, including works to drainage pipes, installation of inspection chamber, repoint, repair and repaint front and side elevations, repair and repaint windowsills, window returns and cornices on front elevation.

RESOLUTION: To make no comment.

4. F/TH/24/1311 – 35 Chapel Place, CT11 9SB

Change of use and conversion to 7 self-contained flats, comprising 1no. 3 bed flat, 3no. 2 bed flats and 3no. 1 bed flats: together with erection of a single storey rear extension and second floor rear extension together with internal and external alterations to facilitate the change of use and restore and renovate the external elevations including re-painting windows and doors and partial restoration and re-painting of plaster to front elevation.

RESOLUTION: To recommend refusal due to overdevelopment; there is too much squeezed into the basement with little natural light. The basement is unsuitable for accommodation as proposed and is part HMO. The Council also objects to the loss of the boundary wall that's been demolished without permission.

5. L/TH/25/0130 – 35 Chapel Place, CT11 9SB

Application for listed building consent for change of use and conversion to 7 self-contained flats, comprising 1no. 3 bed flat, 3no. 2 bed flats and 3no. 1 bed flats: together with erection of a single storey rear extension and second floor rear extension together with internal and external alterations to facilitate the change of use and restore and renovate the external elevations including re-painting windows and doors and partial restoration and re-painting of plaster to front elevation.

RESOLUTION: To recommend refusal due to overdevelopment; there is too much squeezed into the basement with little natural light. The basement is unsuitable for accommodation as proposed and is part HMO. The Council also objects to the loss of the wall that's been demolished without permission.

063/25

DATE & TIME OF NEXT MEETING

Wednesday 9th April 2025 at 7pm.

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.

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

F/TH/24/1484 - Ramsgate Police Station, 26 - 28 York Street
Replacement of existing bay window to side elevation with door.

L/TH/25/0086 - Ramsgate Railway Station, Station Approach Road
Application for listed building consent for the removal of 2no. pay phones and cabling to the front elevation.

F/TH/25/0095 - Flat 2, 86 Crescent Road
Increase in roof height of existing two storey rear extension together with erection of rear dormer.

TPO/TH/25/0078-Homefleet House, Wellington Cres, Ramsgate
TH/TPO/01/2020 - T1 - 1No Norway maple - Reduce crown of the tree by the selective removal of 2-2.5 metres from the branch tips, reducing radial spread from 6m to 4.5-5m and height from 14m to 11.5-12m, crown lift to 4m.
G1 - 7No Leyland cypress - Reduce in height by approx. 1/3rd and crown lift to 4m.
T2 - 1No Sycamore - Reduce the crown of the tree by the selective removal of 2-2.5 metres from the branch tips reducing radial spread from 5m to 3.5-4m and height from 13m to 10.5-11m and crown lift to 4m.
T3 - 1No Sycamore - Reduce the crown of the tree by the selective removal of between 2-2.5 metres from the branch tips reducing radial spread from 4.5m to 3-3.5m and height from 11 to 11.5-12m and crown lift to 4m.
T4 - 1No Sycamore - Reduce the crown of the tree by the selective removal of between 2.5-3 metres from the branch tips reducing radial spread from 5m to 3.5-4m and height from 14m to 11.5-12m and crown lift to 4m.
T5 and T6 - 2No Sycamore - Reduce the crown of the tree by the selective removal of between 2.5-3 metres from the branch tips. Reducing radial spread from 3m to 2.5m and height from 10m - 8m mainly concentrating on the height and crown lift to 4m.
T7 - 1No Prunus avium - gean/bird cherry - Reduce the crown of the tree by the selective removal of between 2-2.5 metres from the branch tips depending on the opportunities for cutting back to suitable live growth in each instance and crown lift to 4m.

L/TH/25/0052 - J D Wetherspoon, Royal Victoria Pavilion, Harbour Parade
Application for Listed Building Consent for the installation of WiFi services with access points and upgrades to cabling

F/TH/25/0079 - Thanet Accident Repair Centre, 25 Margate Road
Change of use of existing garage (Use Class B2) to 6No 2-bed self-contained flats, together with the erection of extensions to facilitate that use with associated access, landscaping and parking.

F/TH/25/0076 – 39 Grange Road, CT11 9NA
Erection of a 2-storey rear extension, installing of spiral fire exit staircase following demolition of existing single storey extension and fire exit stairs.

L/TH/25/0093 – 29 Wellington Crescent, CT11 8JD

Application for listed building consent for replacement of existing slate tiled roof with slate tiles.

FH/TH/25/0135 – 78 Edith Road, CT11 0EB

Erection of a single storey rear extension and rear dormer to facilitate loft conversion together with two rooflights to front roof slope.

FH/TH/25/0169 – 10 Queens Avenue, CT12 6DQ

Alteration of roof from hip to gable together with erection of rear former to facilitate loft conversion and alterations to fenestration.

TPO/TH/24/1020 – The Summer House, Royal Esplanade

R/TH/4/(1973) – T1 – Lime Tree – 30% Crown reduction and similar height reduction. Crown raise to 6m.

A/TH/24/1445 – Star Signs UK Limited, 16 Leigh Road

Erection and display of 1No internally illuminated fascia sign and 3No non-illuminated panels.

F/TH/25/0046 – Flat 3, 1 Penshurst Road

Replacement of existing single glazed windows with UPVC double glazed windows.

F/TH/25/0057 – Ramsgate Sports Centre, High Street

Installation of 399kWp Solar Photovoltaic system to two roof sections and associated battery storage to the existing roof structure.

F/TH/25/0064 - 44 - 46 Queen Street, Ramsgate, Kent, CT11 9EF

Replacement of windows to rear and sides elevations.

F/TH/25/0148 - Roof Top Staner Court, Manston Road, Ramsgate, Kent

Replacement of 2No 1.8m dish antennas to roof.

L/TH/25/0151 - 29 - 31 Harbour Street, Ramsgate, Kent, CT11 8HA

Application for Listed Building Consent for the installation of bar at ground floor level.