



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 13th April 2022 at 7pm

Present: Councillors; Makinson (Chair), Austin, Crittenden, Green, Hetherington, Huxley, Moore, Nixey and Wing.

Also in attendance;

Miss L Fidler (Minutes) – Town Clerk & RFO

Mr D Williams - Digital Communications and Marketing Officer

075/22 APOLOGIES

Apologies were received from Cllrs Albon (other commitment), Ara (Ramadan), L Piper and S Piper (unwell). No apologies received from Cllrs Knight, Rusiecki or Young.

RESOLUTION: To approve the apologies for absence.

076/22 DECLARATIONS OF INTEREST

Cllr Wing declared a pecuniary interest in application FH/TH/22/0271 at 53 Addington Street, CT11 9JJ, as owner of this property.

077/22 MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 2nd March 2022 (minutes 045/22 – 049/22) were received and considered.

RESOLUTION: The Minutes were approved as a true & accurate record of the meeting.

078/22 PLANNING APPLICATIONS

(i) F/TH/21/1470 – Flat 2, 6 Cliff Street, CT11 9HS

Change of use of single dwelling to HMO (sui generis).

RESOLUTION: To recommend refusal due to overdevelopment of the property caused by the additional bedroom, and waste management problems due to insufficient bin storage.

Cllr Nixey was outside the room when this vote was cast.

(ii) L/TH/21/1471 – Flat 2, 6 Cliff Street, CT11 9HS

Application for Listed Building Consent for replacement of internal doors.

RESOLUTION: No Comment.

(iii) F/TH/22/0335 – 42 High Street, CT11 9AG

Erection of part first floor and second floor rear flat roof extension with raised roof light together with alterations to fenestration including Juliet balconies to first and second floor rear elevations to facilitate the change of use of the storage rooms to upper floors into 2No. 1bed and 2No 2bed self-contained flats.

RESOLUTION: To recommend refusal due to overdevelopment in a conservation area; room sizes are inadequate and the bin storage provision will result in waste management issues.

(iv) F/TH/22/0233 – 3A Rosebery Avenue, CT11 7ES

Change of use of land from builders storage yard (Use Class B8) for the siting of a glamping cabin for use as a holiday let (Use Class C3).

RESOLUTION: To recommend refusal due to access problems for emergency service vehicles.

(v) F/TH/22/0385 – 6 High Street, CT11 9AB

Change of use of upper floors into 3No. self-contained flats, including replacement of roof to central/rear section and replacement of the existing timber windows and doors with UPVC vertical sliding sash windows and doors in similar composite units.

RESOLUTION: The Town Council supports the comments put forward by the Ramsgate Heritage & Design Forum that it *“Flat 1 has no outlook for residents. Flat 1 & 2 do not appear to meet national space standards. UPVC windows are not suitable in the Conservation Area and they should be timber with joinery detailing to match the age and style of the building.”*

(vi) PA/TH/22/0132 – Berth 4 And 5, Port Of Ramsgate, Royal Harbour Approach, CT11 9FT

Application for prior approval for the installation of a 119m long berth following the removal of existing berth 4/5 under Part 18 Class A of Town Country Planning (General Permitted Development) Order 2015.

RESOLUTION: As per the Council’s previous resolution on the matter:

- i) In the light of the substantial amount of local concern; the amount of money being spent; and that TDC is the applicant and decision maker, RTC recommends that a full planning application is submitted.**
- ii) A document of questions provided by Cllr R Wing to be sent to TDC with RTC’s comments.**
- iii) RTC, due to the public perception of the role of TDC in this matter recommends that TDC seeks another authority to consider the application.’**

Additionally,

- iv) The Council is concerned about noise pollution for the neighbouring properties.**
- v) The Council is unclear as to why the conveyor belt is referenced in this application, when this matter requires a separate planning application.**

(vii) F/TH/22/0211 – Land on the East Side of, Effingham Street

Erection of 1No two storey dwelling with external front courtyard and associated boundary treatments following removal of the rear staircase and ramp.

RESOLUTION: The Council welcomes the development in principle, however,

the fenestration and windows should be more in keeping with neighbouring properties. The Council is also concerned about fire escapes from the proposed property.

(viii) **L/TH/22/0212 – Land on the East Side of, Effingham Street**

Listed Building Consent for the removal of the rear staircase and ramp and erection of a single two storey dwelling with external front courtyard and associated boundary treatments.

RESOLUTION: The Council welcomes the development in principle, however, the fenestration and windows should be more in keeping with neighbouring properties. The Council is also concerned about fire escapes from the proposed property.

(ix) **F/TH/21/1942 – 114 High Street, CT11 9UA**

Subdivision of Existing Flats and maisonette into 4 No. Self-contained 1 No Bedroom Flats and 1 No. Studio Flat, within the existing curtilage.

RESOLUTION: The Council objects to the proposal and re-iterates the concerns of the Ramsgate Heritage & Design Forum that “*The scheme represents over-development. The basement flat has no outlook. The layout for other flats is poor and question whether meets national space standards. It is recommended the existing two dwellings are repaired and made habitable as offered by the applicant as an option.*”

(x) **F/TH/22/0368 – Land Adjacent To 3 Walnut Tree Cottages, Coldswood Road, CT12 5AH**

Erection of one and a half storey, 4 bed dwelling with associated parking.

RESOLUTION: No comment.

(xi) **F/TH/22/0336 – 44 – 46 High Street, CT11 9AG**

Change of use from commercial premises to 4 residential apartments together with the erection of a rear extension and alterations to the fenestration. It was agreed to defer this application until May’s Committee meeting, as the relevant plans had not been uploaded to TDC’s website in time for the Committee to have three clear days consideration of the matter.

(xii) **FH/TH/22/0271 – 53 Addington Street, CT11 9JJ**

Erection of first floor extension to rear elevation with new walkway, together with railings to front elevation and alterations to existing outbuilding

RESOLUTION: No objection.

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

(xiii) **FH/TH/21/1450 – 65A Pegwell Road, CT11 0NJ**

Installation of solar panels on flat roofs.

(xiv) **TPO/TH/22/0116 – Montefiore Synagogue And Mausoleum, Honeysuckle Road, CT11 8AA**

R/TPO/2/1969 - T1-T10 -10No Sycamore - Re pollard and reduce trunk height by 1m.

T11 - 1No Sycamore - Crown reduce by 25%.

T13 - 1No Sycamore - Cut the branch overhanging the telephone cable.
T15, T16, T17 - 3No Lime - Crown reduce by 40%.
T18, T19 - 2No Sycamore - Cut overhanging branches by 3/4m.
T22 – 1No Horse Chestnut - Crown lift cut lower branches.
T27, T28 - 2No Alders - Reduce trunk to 6m.
T29, T30, T31, T32 - Horse Chestnut - 30% Crown Reduction.

- (xv) **FH/TH/22/0241 – 15 North Avenue, CT11 9BT**
Erection of a single storey rear extension together with external staircases and re tiling of all roofs.
- (xvi) **FH/TH/22/0265 – 3 Adelaide Gardens, CT11 9HH**
Erection of a 1.1m front boundary wall in brick and timber following demolition of existing together with alterations to fenestration.
- (xvii) **FH/TH/21/1895 – 16 Poldark Court, Victoria Parade, CT11 8DA**
Retrospective application for the replacement of door to Juliet balcony to front elevation
- (xviii) **FH/TH/22/0069 – 278 Margate Road, CT12 6AH**
Erection of a 1.5m fence to front elevation of dwelling
- (xix) **L/TH/22/0240 – 36 Abbots Hill, CT11 8HN**
Application for Listed Building consent for installation of 2No timber casement windows in the rear extension to the building.
- (xx) **FH/TH/22/0287 – 1 Southwood Gardens, CT11 0BG**
Retrospective application for the erection of a boundary wall following demolition of existing
- (xxi) **FH/TH/22/0167 – 18 Spencer Square, CT11 9LA**
Erection of part single / two storey extension following demolition of existing rear extension and conservatory, together with external alterations including replacement windows to rear elevation, canopy to balcony and Internal alterations including reinstatement of basement partition and openings to spine wall at ground and first floors.
- (xxii) **L/TH/22/0168 – 18 Spencer Square, CT11 9LA**
Application for Listed Building Consent for the erection of part single / two storey extension following demolition of existing rear extension and conservatory, together with external alterations including replacement windows to rear elevation, canopy to balcony and Internal alterations including reinstatement of basement partition and openings to spine wall at ground and first floors.
- (xxiii) **FH/TH/22/0315 – 13 Kendal Close, CT11 0JU**
Erection of 2No dormer windows to front roof slope.
- (xxiv) **F/TH/22/0288 – 10 Lagos Avenue, CT12 6JZ**
Change of use from residential dwelling to a Residential Family Assessment Centre (Class C2).
- (xxv) **FH/TH/22/0314 – 195 Newington Road, CT12 6QB**

Installation of Dropped Kerb to Newington Road.

(xxvi) FH/TH/22/0334 – Flat 11, 5 Victoria Parade, CT11 8DE

Variation of condition 2 of planning permission FH/TH/20/0362 'for the Installation of replacement windows to front and side dormers together with installation of rooflights' to allow alterations to fenestration.

(xxvii) TCA/TH/22/0330 – The Orchard, Lyndhurst Road, CT11 8EA

G1 - Group of Limes and Sycamores to be crown reduced by 3.5m.

3No Lime (T1, T2, T3) Fell.

3No Lime (T4, T5, T6) Crown Reduce by 30%.

7No Sycamore (T7, T8, T9, T10, T11, T22, T23) – Fell.

1No Cherry (T12) Crown reduce by 30%.

2No Holly (T13, T15) Crown reduce by 30%.

1No Cherry (T14) Crown reduce by 30%.

2No Apple (T16, T17) Crown reduce by 30%.

2No Sycamore (T18, T19) Dead Fell.

2No Sycamore (T20, T21) - Reduce to 2m to allow reshape crown and remove old pollard wounds.

(xxviii) L/TH/22/0382 – Flat 11, 5 Victoria Parade, CT11 8DE

Variation of condition 2 of planning permission 'L/TH/20/0363 for Listed Building Consent for the installation of replacement windows to front and side dormers together with installation of rooflights' to allow alterations to fenestration.

(xxix) FH/TH/22/0389 – 21 Buxton Road, CT12 6QQ

Erection of a two storey side extension with Juliet balcony to front elevation and erection of a single storey rear extension.

(xxx) FH/TH/22/0224 – 369 Margate Road, CT12 6SG

Erection of outbuilding.

(xxxi) L/TH/22/0249 – 31 Augusta Road, CT11 8JP

Application for Listed Building Consent for the reinstatement of 2 missing sections of metal balustrade to the front elevation first floor balcony and recovering of existing slate covered main roof and rear annexe roofs with Cembrit Jutland slates.

(xxxii) F/TH/22/0384 – 18 Royal Esplanade, CT11 0HA

Erection of a front/rear/side two-storey extension and single storey rear extension, includes additional balcony to front elevation, alterations to fenestration and extension to roof with replacement slate tiles and roof lights, together with loft conversion to facilitate conversion into 2No 4bed dwellings.

(xxxiii) FH/TH/22/0404 – 22 Lyndhurst Road, CT11 8EF

Erection of a single storey rear extension together with alterations to roof including rooflights to front elevation and juliet balcony and extension to rear roof slope to facilitate loft conversion.

(xxxiv) FH/TH/22/0431 – 5 Helvellyn Avenue, CT11 0RS

Erection of a single storey rear extension together with erection of rear dormer window to facilitate loft conversion.

(xxxv) FH/TH/22/0371 – 10 Helvellyn Avenue, CT11 0RS

Erection of a single storey rear extension, 2 storey side extension and single storey front extension to dwelling together with external cladding and render works.

(xxxvi) FH/TH/22/0460 – 4 Violet Avenue, CT12 6TH

Erection of a single storey side extension.

079/22 KCC CONSULTATION: TREE STRATEGY

Councillors considered Kent County Council's Tree Establishment Strategy 2022-2032 Public Consultation and considered how to respond.

RESOLUTION: The following points will be raised with KCC:

- (i) The Strategy doesn't address the deficiency of trees in East Kent, particularly Thanet.**
- (ii) The Strategy should include policy to strengthen the district council's protection of trees, and replacement with suitably mature trees.**
- (iii) The provision of urban trees should be improved.**
- (iv) The Strategy doesn't address the declining number of trees.**
- (v) KCC needs to suitably maintain and replace trees (when necessary) near to highways.**
- (vi) The provision of hedgerows should be included in the Strategy.**

080/22 DATE & TIME OF NEXT MEETING

11th May 2022 at 7pm.