



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 14th August 2024 at 7pm

Present: Councillors: Austin, Hetherington, Makinson (Chair), Nixey, Shonk and Wing.
Also in attendance: Miss E Richford, Deputy Town Clerk & FO.

173/24 **APOLOGIES**
There were no apologies received.

174/24 **DECLARATIONS OF INTEREST**
There were no declarations of interest.

175/24 **MINUTES**
The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 10th July 2024 (156/24 – 162/24) were received and considered.
RESOLUTION: The minutes were approved as a true record.

176/24 **NEIGHBOURHOOD PLAN**
The committee received and considered version 4.2 of the Neighbourhood Plan, which is ready for screening by Thanet District Council. The committee also considered when the Regulation 14 consultation will take place.
RESOLUTION: 1) Version 4.2 of the Neighbourhood Plan is approved for screening by TDC. 2) Reg 14 consultation to start once TDC have completed the screening process. The Committee also thanks those who have work on and created a Neighbourhood Plan for Ramsgate

177/24 **PLANNING APPLICATIONS**
F/TH/24/0742 - 10 Carlton Avenue, CT11 9BP
Erection of a single-story rear extension with living green roof and roof lantern, together with erection of dormer to side of roof an insertion of skylights to front and rear facilitating conversion of loft.
RESOLUTION: Ramsgate Town Council makes no comment on this application.

OL/TH/24/0200 - Flambeau Europlast Ltd, Manston Road, CT12 6HW
Outline application for the erection of 118 dwellings including access, following demolition of existing buildings.

RESOLUTION: Ramsgate Town Council, regardless of the amendment considered, repeats its comment of 3rd April 2024: Ramsgate Town Council recommends that TDC gets some planning gain via a 106 agreement to improve Warre Rec. There are also concerns about the amount of traffic movement onto Manston Road and the effect on surrounding roads.

F/TH/24/0678 – San Clu, Victoria Parade, CT11 8DT

Erection of a five-storey extension, 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 supports the application on the basis of the design and what it will give to Ramsgate but wants to be sure of offsite biodiversity gain. TDC Planning Officers to ensure that this gain is within Ramsgate. Concern is raised in relation to the impact on neighbouring properties to the rear by a development of an overpowering nature. TDC Planning Officers to ensure that every effort is made to mitigate the effect on those neighbours. It is also suggested that bird boxes are installed to increase habitat particularly for Swifts and House Martins.

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

Application for Listed Building consent for the erection of a five-storey extension, 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 Ramsgate Town Council supports the application on the basis of the design and what it will give to Ramsgate but wants to be sure of offsite biodiversity gain. Planning Officers to ensure that this gain is within Ramsgate. It is also suggested that bird boxes are installed to increase habitat particularly for Swifts and House Martins.

F/TH/24/0753 - Land Adjacent To Tesco Superstore, Manston Road

Erection of 1No drive-thru restaurant together with landscaping, associated access and parking following alterations to existing car parking area.

RESOLUTION: Ramsgate Town Council objects to this application on the grounds of the 65% biodiversity habitat reduction.

R/TH/23/0664 - Land on South Side of Manston Court Road and West Side of Haine Road

Application for Reserved Matters of outline planning permission OL/TH/18/0261 "Outline application for a mixed development of up to 900 dwellings together with a mix of use classes A1 (retail) A2 (Financial and professional services) A3 (restaurants and cafe) A4 (drinking establishments)

A5 (hot food takeaways) B1 (business) C1 (Hotel) D1 (non-residential institution) D2 (assembly and leisure) and a two form entry primary school, together with ancillary and associated development including new and enhanced pedestrian / cycle routes and open spaces, car parking and vehicular access with all matters reserved except for access" for 449 dwellings including access, appearance, landscaping, layout and scale.

RESOLUTION: Ramsgate Town Council raises concerns in relation to affordable housing provision so therefore requires 30% of the development to be affordable housing, with the infrastructure to be built prior to construction of the development along with clear biodiversity gain.

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

178/24

DATE AND TIME OF NEXT MEETING

Wednesday 11th September 2024 at 7pm.

BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION AND THEREFORE NO COMMENT IS MADE:

FH/TH/24/0459 - 15 Edith Road, CT11 0EN

Erection of single storey rear extension.

FH/TH/24/0573 - 33 Grummock Avenue, CT11 0RP

Erection of a single storey front extension with canopy to front elevation, erection of single storey side and rear extensions with monopitch flat roofs, erection of 2 storey side extension with pitched roof following demolition of the existing garage and extension to existing vehicular access.

FH/TH/24/0699 - 2 Eskdale Avenue, CT11 0PD

Erection of rear extension to garage together with conversion of garage to ancillary accommodation.

TCA/TH/24/0464 - 36 Abbots Hill, CT11 8HN

1No Holly (T1) - crown reduction of approx 3m and reduce sides to follow crown shape.

1No Cherry (T2) - crown reduction of approx 2m and reduce sides to follow crown shape.

FH/TH/24/0749 – 58 Plains Of Waterloo, CT11 8JE

Replacement windows, repointing of face brickwork to front and rear elevations, renewal of railings to front elevation (pavement and balcony level), renewal of balcony roof finishes, removal of ground floor window on rear elevation to create entrance door, Juliette balcony at ground floor on rear elevation.

L/TH/24/0750 - 58 Plains Of Waterloo, CT11 8JE

Application and Listed Building Consent application for the replacement windows, repointing of face brickwork to front and rear elevations, renewal of railings to front elevation (pavement and balcony level), renewal of balcony roof finishes, removal of ground floor window on rear elevation to create entrance door, Juliette balcony at ground floor on rear elevation, together with internal repairs and alteration, together with internal repairs and alteration.

A/TH/24/0761 - Land Adjacent To Tesco Superstore, Manston Road

Erection and display of 1No internally illuminated totem sign.

A/TH/24/0763 - Land Adjacent To Tesco Superstore, Manston Road

Erection and display of 1No appendage to the existing freestanding monument sign (internally illuminated).

A/TH/24/0773 - Land Adjacent To Tesco Superstore, Manston Road

Erection and display of 4No internally illuminated digital boards, 1No non-illuminated banner sign, 2No internally illuminated directional signs and 28No non-illuminated dot signs.

F/TH/24/0196 - Loughborough Court, Sussex Street, CT11 8QZ

Replacement of balcony structures and timber railings to steel metal railings with composite decking together with the removal of canopy roofs to Flats 7-12 and 26-30 and 32-36.

L/TH/24/0579 - 20 Liverpool Lawn, CT11 8HJ

Application for Listed Building Consent for the replacement of existing roof with Welsh Slate, replacement of window and door to side elevation, and rainwater goods to side and rear elevations. Installation of flue to rear elevation, together with internal alterations.

FH/TH/24/0665 - 49 Vale Square, CT11 9DA

Erection of a single-storey ground floor side extension, reconfiguration of the ground floor and basement layout, installation of glazing to the basement lightwell to create a new basement room, addition of structural glazing over two existing lightwells, together with erection of a new front boundary wall and gate.

L/TH/24/0712 - 4C Chartham Terrace, St Augustine's Road, CT11 9NZ

Application for Listed Building Consent for replacement of existing 4no double glazing windows to front elevation and 3no windows to rear elevation with slimline heritage style glazing windows.

A/TH/24/0386 - 35 Ozengell Place, CT12 6PB

Erection and Display of 3no Wall mounted advertising panels with rear illumination and 1no double-sided free-standing pole sign with back light illumination.

F/TH/24/0786 - 36 Codrington Road, CT11 9SP

Change of use from dwellinghouse (Use Class C3) to supported living/children's home (Use Class C2) for up to 2 children between the ages of 8 to 18 years old.

L/TH/24/0817 - Flat 2, 1 Augusta Road, CT11 8JP

Application for Listed Building Consent for installation of an ensuite and dressing room to the master bedroom.

F/TH/24/0530 - Kings Kebab and Pizza, 38 King Street, CT11 8NT

Change of use from takeaway (Sui Generis) to drinking establishment (Sui Generis) with function room at basement level, together with replacement and alterations to shopfront, reinstate window opening (rear elevation) and staircase to basement level (rear elevation) removal of extraction flues (rear elevation) and provision of pavement light (front facade).

FH/TH/24/0646 - 21 Riversdale Road, CT12 6LS

Erection of a single storey rear extension following demolition of existing outbuilding.

FH/TH/24/0650 - 31 Dane Crescent, CT11 7JU

Erection of dormer to rear elevation together with 2No rooflights to front elevation and installation of cladding to rear dormer (retrospective application).

FH/TH/24/0652 - 31 Dane Crescent, CT11 7JU

Erection of 2.7 metre and 2.45-metre-high slated fence with 2.2m high close boarded fence to east boundary and 2.4-metre-high close boarded fence to west boundary (retrospective application).

FH/TH/24/0653 - 31 Dane Crescent, CT11 7JU

Installation of decking to rear and erection of bike shed (retrospective application).

F/TH/24/0766 - 30 Boundary Road, CT11 7NG

Change of use from Tattoo Studio (Sui Generis) to 1 No 1 bed flat and 1 No studio flat together with erection of balustrading to rear flat roof (Retrospective application).

L/TH/24/0821 - 12 La Belle Alliance Square, CT11 8HU

Application for Listed Building Consent for the installation of vertical sliding sash and casement windows to the front, rear and side elevations.

FH/TH/24/0831 - 10 Alliance Road, CT11 8JB

Erection of a single storey rear extension.

TCA/TH/24/0891 - 26 Chapel Place, CT11 9SB

9No Sycamore (T2, T4, T5, T6, T7, T8, T9, T10, T11) - Fell

Unknown Species (T1 and T3) - Fell.