



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 14th May 2025 at 7pm.

Present: Councillors: Makinson (Chair), Austin, Hetherington, Nixey, Shonk & Wing

Also in attendance:

Miss L Fidler, Town Clerk & RFO

Mr D Williams, Marketing & Communications Officer

112/25

APOLOGIES

Apologies were received from Cllr Albon (family commitment).

113/25

DECLARATIONS OF INTEREST

There were no Declarations of Interest declared.

114/25

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 16th April 2025 (096/25 – 100/25) were received and considered.

RESOLUTION: The minutes were approved as a true record.

115/25

HIGHWAYS IMPROVEMENT PLAN WORKING GROUP

(i) The Committee received to note a report from Miss L Fidler providing a general update regarding the Highways Improvement Plan.

RESOLUTION: The report was noted, and the following actions will be taken, in response to problems raised by residents.

- a. **Street parking of motorhomes is a problem in some areas, including Dumpton Park Drive. Cllr Bright, TDC Cabinet Member for Parking, will be asked to bring forward a proposal for a dedicated motorhome parking area in Ramsgate.**

This matter will also be added to the Highways Improvement Plan.

- b. As part of the third Highways Improvement Plan priority (safer school journeys) safety railings should be installed on Lillian Road outside of St. Ethelbert's School. This will be added to the Highways Improvement Plan.
 - c. There is a problem on harbour parade with people not realising it's a no-through road, a sign to this effect is required. Also, coaches coming down the road is a problem. RTC will find out where coaches are supposed to drop off/pick up, where coaches should park in the interim, and whether the signage for coach drivers is appropriate. This will be added to the Highways Improvement Plan.
- (ii) The Committee received a report from Miss L Fidler and considered the proposal detailed therein for a public consultation into what the town centre traffic problems are.
- RESOLUTION: The report was noted and a public consultation into town centre traffic problems will be implemented.**
- (iii) The Committee received a report from Miss L Fidler and considered the proposal contained therein for a parish speed indicating device to be used across three poles.
- RESOLUTION: It was resolved that Newington Road should be proposed to KCC as a suitable location for the third SID pole.**

116/25

NATIONAL GRID

The Committee considered what comment to make in order to register as an interested party in respect of the Development Consent Order for application "*Electricity Transmission (NGET) to progress the proposed Sea Link; a new 2 gigawatt (GW) high voltage direct current (HVDC) cable link between Suffolk and Kent, approximately 145 kilometres (km) long and predominantly offshore.*"

RESOLUTION: The Council's previous comments (from December 2023) to National Grid's consultation, will be resubmitted to register to make comments to the Planning Inspectorate. The proposed pylons being in the flight path of migratory birds will be added to the list of concerns.

117/25

PLANNING APPLICATIONS

1. **F/TH/25/0403 – Land adjacent 17, Effingham Street, CT11 9AT**
Erection of 1No three storey building to facilitate 1No 1-bed and 1No 2-bed self-contained flats, together with parking and entrance terrace.
- RESOLUTION: The Council is not opposed in principle to the plan but is concerned about the lack of waste disposal**

provisions. TDC should also consider with the height of the proposal is in keeping with the street. And whether suitable access by the emergency services to the flats at Queensbridge Drive is retained.

2. F/TH/25/0289 - Flats 34 To 82, Queensbridge Drive, CT11 9TU

Installation of 4no. shared panel antenna, 6no dishes, 3no. unilateral cabinets for telecommunications ancillary equipment.

RESOLUTION: The council strongly objects to this development due to the impact on the skyline. We appreciate the need for mobile internet access; however, this should not be in the Conservation area.

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.

118/25

DATE & TIME OF NEXT MEETING

Wednesday 4th June 2025 at 7pm.

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

PAE/TH/25/0191 – 45 King Street, CT11 8NP

Notification of a proposed change of use from retail (Use Class E) at first floor to 1No 1-bed flat (Use Class C3).

F/TH/25/0219 - Land Adjacent 7A, St Johns Crescent, CT12 6FF

Erection of 1No three storey 4-bed detached dwelling together with associated access, parking and landscaping (self-build).

F/TH/25/0330 - 84 Queen Street, CT11 9ER

Change of use from retail (Use Class E) to dog grooming salon (Sui Generis).

PN12/TH/25/0350 – Laleham Gap School, Ozengall Place, CT12 6FH

Application to apply for a determination as to whether the prior approval of the local planning authority is required in respect of the installation of solar panels.

FH/TH/25/0385 - 54 St Augustines Park, CT11 0DF

Erection of a single storey rear extension together with alterations to fenestration following demolition of existing conservatory.

F/TH/25/0389 - Flat 3, 10 Brockenhurst Road, CT11 8ED

Installation of 7no roof lights to facilitate conversion of loft to habitable space.

F/TH/25/0392 - Land To The South Of Shelter 4, Victoria Parade, CT11 8AQ

Temporary use of land for the siting of a trailer and mobile W/C for a period of 2 years (Retrospective).

F/TH/25/0393 - 127 - 129 King Street, CT11 8PH

Change of use on ground and basement floor level from commercial (Use Class E(a)) to dwellinghouse (Use Class C3) together with a second and third floor extension to provide 3No 1-bed and 1No 2-bed self-contained flats, including alterations to fenestration.

FH/TH/25/0417 - 30 Nethercourt Farm Road, CT11 0RT

Erection of a single storey rear extension, erection of first floor front, side and rear extensions with balcony to rear, together with alterations to materials, following demolition of existing rear extension.

FH/TH/25/0432 - 58 Stirling Way, CT12 6NE

Erection of a two-storey side extension and single storey rear extension.

TCA/TH/25/0461 - 54 West Cliff Road, CT11 9NT

T1- Holmoak - pollarded, reducing by approx. 5m due to the proximity to the neighbour's property and encroachment.

T2 - Beech - crown raised by approx. 2m from the lowest points, targeting branches no greater than 100mm diameter, the lateral branches on the bottom half of the Eastern side of the Beech to have a 2m tip reduction.

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

F/TH/25/0339 - 35 Ozengell Place, CT12 6PB

Erection of an enclosed self-serve dog wash unit (Retrospective)

F/TH/25/0202 - Kids Thanet, Unit 1, Under 1 Roof, Pysons Road

Erection of a single storey rear extension together with alterations to fenestration

F/TH/25/0455 - 72 High Street, CT11 9RS

Change of use from financial institute to a tattoo studio

F/TH/25/0478 - 27A Hopes Lane, CT12 6RN

Erection of garage/store following demolition of existing

F/TH/25/0257 - 15 Bush Avenue, CT12 6EY

Erection of 1no. two storey 2 bed detached dwelling with parking.