



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 16th April 2025 on the rising of Extraordinary Council.

Present: Councillors: Hetherington (Chaired the meeting) Austin, Nixey, & Shonk.

Also in attendance:
Cllr Ovenden.
Miss E Richford, Deputy Town Clerk & FO
Mr D Williams, Marketing & Communications Officer

096/25 **APOLOGIES**
Apologies were received from Cllrs Albon, Makinson & Wing – all attending a TDC meeting.

097/25 **DECLARATIONS OF INTEREST**
There were no Declarations of Interest declared.

098/25 **MINUTES**
The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 12th March 2025 (059/25 – 063/25) were received and considered.
RESOLUTION: The minutes were approved as a true record.

099/25 **PLANNING APPLICATIONS**

1. L/TH/25/0206 – Clock House, East Crosswall, CT11 8LS

Application for Listed Building Consent for the repairs to stonework and clock face, replacement of timber flagpole and lead gutters, replacement of balustrade and slate roof tiles, removal of stone dentils to be replaced with lime mortar, repairs to damaged chimney stacks and stonework facade, repairs to bell tower cornice, alterations to fenestration, installation of new ramp and stairs to rear, installation of new/replacement metal railings and gates, installation of door to front elevation, together with removal and repointing of internal walls and doors.

RESOLUTION: Ramsgate Town Council makes no comment on this application but is delighted that the building is finally being taken into repair.

Note: Cllr Ovenden addressed the committee.

- 2. F/TH/25/0206 – Clock House, East Crosswall, CT11 8LS**
Erection of a single storey detached cafe building (Use Class E) to side following demolition of existing container extension, installation of new ramp and stairs to rear, installation of new/replacement metal railings and gates, together with replacement of timber flagpole and lead gutters, replacement of balustrade and slate roof tiles, alterations to fenestration and installation of door to front elevation.
RESOLUTION: Ramsgate Town Council makes no comment on this application but is delighted that the building is finally being taken into repair.
- 3. L/TH/24/1478 – National Westminster Bank, 53 – 55 High Street**
Application for Listed Building Consent for internal and external alterations to facilitate conversion to flats
RESOLUTION: Ramsgate Town Council makes no comment on this application.
- 4. F/TH/24/1478 – National Westminster Bank, 53 – 55 High Street**
Change of Use of existing bank (use class E(c)) to 1no 3 bed flat, 1no 2bed flat and 4no 1bed flats (Use Class C3) together with retention of commercial use (Class E) on part of ground floor.
RESOLUTION: Ramsgate Town Council makes no comment on this application.
- 5. F/TH/25/0189 – 33 Victoria Road, CT11 8BZ**
Change of Use from dwelling (Use Class C3) to 6 Bed HMO (Use Class C4).
RESOLUTION: Ramsgate Town Council objects to the application on the grounds that there are already two HMOs in Victoria Road which is in an already highly residential area and feels the property would best serve as a family dwelling.
- 6. F/TH/25/0150 – 29 – 31 Harbour Street, CT11 8HA**
Change of use of ground and basement level from existing cafe and associated kitchen (Use Class E) to event space (Sui Generis).
RESOLUTION: Ramsgate Town Council makes no comment on this application.
- 7. F/TH/25/0165 – 31A Chatham Street, CT11 7QA**
Change of use from existing 3-bed dwelling to 1No 1-bed and 1No 2-bed self-contained flats, together with erection of a single storey rear extension following demolition of existing conservatory, enlargement of lightwell to front with erection of wall surround, and alterations to boundary wall at rear (part-retrospective).
RESOLUTION: Ramsgate Town Council raises concerns of impact on neighbours & the Listed Building.

8. L/TH/25/0166 – 31A Chatham Street,

Application for Listed Building Consent for the erection of a single storey rear extension following demolition of existing conservatory, enlargement of lightwell to front with erection of wall surround, alterations to boundary wall at rear, removal of internal partition walls and door openings at ground floor level (part-retrospective).

RESOLUTION: Ramsgate Town Council raises concerns of impact on neighbours & the Listed Building.

9. TCA/A/TH/25/0243 – Flat 1, 1 Priory Courtyard

T1 & T2 - Wild Cherry trees – Fell.

T3 Silk tassel tree. Reduce by 6 foot over 2 seasons, 3 foot this year and the same the following year to enable the tree to tolerate the reductions.

T4 Silk Tassel tree. - Reduce by 6 foot over 2 seasons, 3 foot this year and the same the following year to enable the tree to tolerate the reductions.

T5 Callery pear- reduce the height by 10 to12 feet.

T6 Unknown species – Fell.

T7 Sycamore – Fell.

RESOLUTION: Ramsgate Town Council makes comment as follows; T1 & T2 - Wild Cherry trees – these trees should not be felled but given ongoing maintenance and the paving re-laid.

T3 Silk tassel tree & T4 Silk Tassel tree – agrees with application to reduce by 6 foot over 2 seasons, 3 foot this year and the same the following year to enable the tree to tolerate the reductions.

T5 Callery pear- agrees with application to reduce the height by 10 to12 feet.

T6 Unknown species – does not agree with felling this tree as there is not enough information: what are the issues with/caused by the tree? It should be managed rather than felled unless more information can be provided showing the issues justifying felling.

T7 Sycamore – unless self-seeding the tree should be managed rather than felled.

Felled trees in Thanet should be replaced in the vicinity of the applications.

100/25

DATE & TIME OF NEXT MEETING

Wednesday 14th May 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:

FH/TH/25/0182 - 18 Montefiore Avenue, Ramsgate, Kent, CT11 8BE

Formation of vehicular access with dropped kerb

F/TH/25/0219 - Land Adjacent 7A, St Johns Crescent, Ramsgate, Kent

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

F/TH/25/0030 - 16 Northwood Road, Ramsgate, Kent, CT12 6RS

Erection of a single storey garage (retrospective)

TCA/TH/25/0026 - Conflans Court, La Belle Alliance Square, Ramsgate, Kent

T1 Whitebeam- Fell, leaving 50cm tall stump.

T2 Acacia Crown raise to 5.4m over highway, 2.4m over footpath.

T3 Acacia Crown raise to 5.4m over highway, 2.4m over footpath and to give 1.5m clearance to street light.

T4 Norway maple Crown raise to 5.4m over highway, 2.4m over footpath and to give 1.5m clearance to street light.

T5 Alder Prune 2m from tips on North East side to clear property and Crown raise to 5.4m over highway, 2.4m over footpath, lowest West facing branch reduce tips by 4m due to excessive weight on union over road.

T6 Norway maple Crown raise to 5.4m over highway, 2.4m over footpath. Prune to clear buildings by 2m.

T13 Acacia Prune from building to give 2m of clearance. Remove deadwood greater than 25mm diameter.

T14 Ash, re-pollard to maintain pollard cycle.

TCA/TH/25/0298 - Play Ground, La Belle Alliance Square, Ramsgate, Kent

T7 Norway maple Sapling at base of building remove and poison using eco-plugs to prevent regrowth.

T8 Norway maple Crown raise to 5.4m over highway, 2.4m over footpath and raise over green to 4m Remove deadwood greater than 25mm diameter.

T9 Cherry Reduce by 3m from the tips.

T10 Holly Crown raise to 3m over green and match level to leave an even canopy.

T11 sycamore Crown raise to 3m.

T12 acacia 3m reduction from the tips due to historic limb failure. Remove deadwood greater than 25mm diameter.

FH/TH/25/0252 - 4 Telham Avenue, Ramsgate, Kent, CT12 6EF

Erection of 1No dormer to rear elevation

F/TH/25/0256 - 10 Rydal Avenue, Ramsgate, Kent, CT11 0PT

Change of use of double garage to home therapy rooms (use class E(c)iii

F/TH/25/0234 - 66 Edith Road, Ramsgate, Kent, CT11 0EB

Removal of disabled ramp together with external works and material changes

F/TH/24/0911 - Workshop Rear Of 175, High Street, Ramsgate, Kent
Erection of 3no. dwellings comprising 2no. 2 bed dwellings and 1no. 1 bed dwelling following demolition of existing workshops, together with installation of air source heat pumps, solar panels, and alterations to landscaping and parking

L/TH/25/0147 - St Augustines Abbey, St Augustines Road, Ramsgate, Kent
Application for listed building consent for re tiling and repairs to South facing roof slope

FH/TH/25/0288 - 57 High Street, St Lawrence, Ramsgate, Kent
Erection of single storey rear extension following demolition of existing conservatory

FH/TH/25/0294 - 78 Rydal Avenue, Ramsgate, Kent, CT11 0PZ
Erection of two storey front and side extension together with cladding to side at first floor level

FH/TH/25/0106 - 18 Nethercourt Farm Road, Ramsgate, Kent, CT11 0RU
Erection of flat roof dormer to rear, roof lights to front elevation, and hip to gable roof alterations with first floor side window, to facilitate conversion of loft into habitable living space

FH/TH/25/0250 - 77 Grange Road, Ramsgate, Kent, CT11 9LP
Erection of a single storey rear extension and front porch, erection of dormer to rear elevation together with installation of 1No rooflight to front and alterations to fenestration

FH/TH/25/0251 - 77 Grange Road, Ramsgate, Kent, CT11 9LP
Formation of vehicular access

FH/TH/25/0281 - 6 Helvellyn Avenue, Ramsgate, Kent CT11 0RS
Erection of a single storey side extension

FH/TH/25/0301 - 43 Dumpton Park Road, Ramsgate, Kent, CT11 7JR
Erection of a single storey extension and 1No dormer to rear following demolition of existing extension, together with 1No rooflight to front

FH/TH/25/0361 - 5 Nethercourt Gardens, Ramsgate, Kent, CT11 0RY
Erection of a single storey side/rear extension following demolition of existing garage

FH/TH/25/0380 - 21 St Mildreds Avenue, Ramsgate, Kent CT11 0HT
Erection of a single storey side and rear extension following demolition of existing garage and shed and removal of external ramp

L/TH/24/1406 - 3 Nelson Crescent, Ramsgate, Kent CT11 9JF
Application for Listed Building Consent for repainting of first floor balcony and windows

