



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 2nd August 2023 at 7.00pm

Present: Councillors: Albon, Austin, Green, Hudson, Huxley, Makinson, Nixey, Ovenden, Wing.

Also in attendance:

Miss E Richford, Deputy Town Clerk & FO

Mr D Williams, Communications & Marketing Officer

COUNCILLOR MAKINSON, VICE CHAIR, IN THE CHAIR

132/23

APOLOGIES

Apologies were received and accepted from Cllr Crittenden – other commitment; Cllr Dark – personal commitment; Cllr Driver – personal commitment; Cllr Hetherington - work; Cllr Moore – unwell; Cllr Young – personal commitment.

RESOLUTION: To approve the apologies for absence.

133/23

DECLARATIONS OF INTEREST

There were no declarations of interest declared.

134/23

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 5th July 2023 (114/23 – 118/23) were received and considered.

RESOLUTION: The minutes were approved as a true record.

135/23

PLANNING APPLICATIONS

(i) F/TH/23/0814 – 25 Addington Street, CT11 9JL

Change of use of basement to create studio flat, and erection of three storey side extension to create enlargement of existing 3no. flats, together with alterations to fenestration at basement level to rear.

(ii) L/TH/23/0815 – 25 Addington Street, CT11 9JL

Application for Listed Building Consent for the erection of a three storey side extension together with the conversion of existing basement to studio apartment with internal and external alterations, including alterations to fenestration at basement level to rear.

RESOLUTION: Ramsgate Town Council makes no objection to this application subject to the Conservation Officer TDC being happy that the spiral staircase within the property may be removed.

(iii) F/TH/23/0953 – Vattenfall Land At, Port of Ramsgate, Royal Harbour Approach

Erection of a Fixed Boat Landing Platform.

RESOLUTION: Ramsgate Town Council raises no objection to this application.

Note: Cllr Wing against; Cllrs Austin and Hudson abstained.

(iv) F/TH/23/0897 – Age & Sons, Charlotte Court

Change of use of café/restaurant (Class E) to mixed-use community space, including café/restaurant, co-working offices, bar and event space (Sui Generis), together with external alterations and outdoor seating area.

RESOLUTION: Ramsgate Town Council in principle, accepts the material change of use of the building, but raises concerns over the use of space within Charlotte Court for bin and cycle storage suggesting that bin and cycle storage is located within the side area of the building itself.

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

136/23

LICENSING APPLICATIONS

Ramsgate Service Station 155 Hereson Road Ramsgate CT11 7EL - Motor Fuel LTD.

Variation: Supply of alcohol – 24 hours daily. Removal of conditions in annex 2 and adding conditions in section 16 of the application.

RESOLUTION: Ramsgate Town Council objects to this application on the grounds of nuisance to neighbouring properties.

Note: Cllr Albon against; Cllrs Huxley abstained.

Below is the Licensing Application not called in for consideration and therefore there is no comment made;

Baker Street Café, Petticoat Lane Emporium, 47 Dumpton Park Drive, Ramsgate, CT11 8AD.

Full Variation: **Supply of Alcohol** – Mon-Sat 10:00 – 23:30 and Sun 12:00 – 22:00. **Opening hours** – Mon-Sat 08:30 – 22:00.

137/23

DATE & TIME OF NEXT MEETING

Wednesday 6th September 2023 at 7pm.

BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION AND THEREFOR THERE IS NO COMMENT MADE;

F/TH/23/0583 – 124 High Street, CT11 9UA

Change of use and conversion of basement to provide a one bedroom self-contained flat, together with installation of a new timber sash window to rear elevation at basement level.

L/TH/23/0584 – 124 High Street, CT11 9UA

Application for Listed Building Consent for internal alterations including excavation of the basement and alterations to room configurations, together with the installation of a new timber sash window to rear elevation.

F/TH/23/0703 – Flat 5, 12 Royal Road

Application for replacement timber framed single glazed window replacing damaged window (retrospective).

L/TH/23/0704 – Flat 5, 12 Royal Road

Application for Listed Building Consent for replacement timber framed single glazed window replacing damaged window (retrospective).

F/TH/23/0782 – Kiosk at Royal Victoria Pavilion, Harbour Parade

Erection of a single storey kiosk for the sale of food and drink, with associated seating following removal of existing.

FH/TH/23/0797 – 18 St Lukes Avenue, CT11 7JZ

Erection of raised decking 1.1 metres to rear elevation together with erection of ramp to access rear garden.

FH/TH/23/0798 – 1 Walnut Tree Cottages, Coldswood Road

Erection of a two storey front, side and rear extensions together with 3No dormer window to front and 5No dormer windows to rear, increase in height of roof and alterations to roof configuration to facilitate loft conversion following demolition of existing front extension.

FH/TH/23/0836 – 8 Foreland Heights, CT11 0FF

Erection of single storey rear extension.

FH/TH/23/0837 – 126 Crescent Road, CT11 9RE

Erection of 2No dormer windows to front elevation and 1No dormer window to rear elevation to facilitate loft conversion.

F/TH/23/0844 – 98 King Street, CT11 8FS

Variation of condition 1 of planning permission R/TH/21/0087 for the "Application for reserved matters for landscaping pursuant to OL/TH/19/0378 Outline application for the erection of a three storey building with roof terrace incorporating 12No 2bed and 2No 1bed flats" to allow changes to landscaping

layout including repositioning of bins and bike storage, and alterations to fenestration in the west elevation.

F/TH/23/0890 – Land on the North Side of Stirling Way

Variation of condition 2 of planning permission F/TH/19/0323 for the “Erection of 23no. 2 storey dwellings and a 3-storey building accommodating 15No. self-contained flats together with associated parking and landscaping” to allow alterations to design, materials, and parking, and relocation of refuse store.

TPO/TH/23/0911 – 45B Whitehall Road, CT12 6DE

TH/TPO/9(2006) – 1No Sycamore – Pollard to 4 meters.

1No Cherry Plum (T2) – Reduce limbs overhanging boundary fence by 2 meters and remove the lowest longest lateral limb.

1No Hawthorn (T3) – Crown reduce by 1.5 meters.

FH/TH/23/0837 – 126 Crescent Road, CT11 9RE

Erection of 2No dormer windows to front elevation and 1No dormer window to rear elevation to facilitate loft conversion.

L/TH/23/0877 – Miles and Barr, 51 Queen Street

Application for Listed Building Consent for the replacement of clock brackets.

FH/TH/23/0882 – 2 Lorina Road, CT12 6DD

Erection of a two storey side extension.

FH/TH/23/0888 – 109 Pegwell Road, CT11 0NA

Erection of two side dormers to facilitate conversion of loft.

FH/TH/23/0895 – 32 Hollicondane Road, CT11 7PH

Erection of side and rear single storey extension following demolition of existing garage and conservatory together with relocation of front door to new side extension.

TCA/TH/23/0906 – 26 The Cloisters, CT11 9PL

1No Sycamore – repollard back to previous pollard points.

F/TH/23/0862 – Land at 4, St James Avenue

Variation of condition 2 of planning permission F/TH/21/1560 for the “Erection of 1No 3bed detached dwelling and 2No 2bed semi-detached dwellings with associated access and parking” to allow alterations to elevations.

FH/TH/23/0926 – 45 Station Approach Road, CT11 7RN

Erection of a two storey side elevation creating a single bedroom to first floor and drive through access to garage at ground level.

TCA/TH/23/0935 – 15 The Cloisters, CT11 9PL

1No Sycamore – Fell

F/TH/23/0954 – Primary School, St Lawrence College, College Road

Erection of a two-storey extension to the rear of Hamblen block, alterations to fenestration and external materials of Hamblen block, raising of land levels with provision of retaining wall and creation of steps to provide outside play area with canopy (front of Hamblen block) and landscaping.

TPO/TH/23/0956 – 43 Goodwin Road, CT11 0JJ

TH/TPO/3(1984) – T1 Copper Beech – crown reduce by 3m, further crown reduction on western side by 1m.

FH/TH/23/0960 – 34 Helvellyn Avenue, CT11 0RS

Erection of first floor side extension.