



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 3rd April 2024 at 7pm

Present: Councillors: Albon, Austin, Hetherington (Chair), Makinson and Nixey.

Also in attendance:

Cllrs Green, Huxley and Moore.

Miss E Richford, Deputy Town Clerk & FO.

Mr D Williams, Marketing & Communications Officer.

047/24

APOLOGIES

Apologies were received and accepted from Cllr Wing – Personal Commitment and one vacancy.

RESOLUTION: To approve the apologies for absence.

048/24

DECLARATIONS OF INTEREST

There were no Declarations of Interest declared.

049/24

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 6th March 2023 (047/24 – 051/24) were received and considered.

RESOLUTION: The minutes were approved as a true record.

050/24

PLANNING APPLICATIONS

1. F/TH/24/0157 – Land at Vattenfall, Port of Ramsgate, Royal Harbour approach

Erection of a fixed boat land platform.

RESOLUTION: Ramsgate Town Council makes no comment.

2. F/TH/24/0165 – 4A Broad Street, CT11 8NQ

Erection of a three-storey extension with roof terrace to facilitate the creation of 2No 3-bed and 1No 2-bed self-contained flats and 1No retail unit at ground floor level with new shopfront (Broad Street façade).

RESOLUTION: Ramsgate Town Council is not against the design as it is sympathetic to the architecture of Ramsgate but considers it to be a storey too high.

3. OL/TH/24/0200 – Flambeau Europlast Ltd, Manston Road

Outline application for the erection of 118 dwellings including access, following demolition of existing buildings.

RESOLUTION: Ramsgate Town Council recommends that TDC gets some planning gain via a 106 agreement to improve the Warre Rec. There are also concerns about the amount of increased traffic movement onto Manston Road and the effect on surrounding roads.

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

SPECIAL MOTION – PLANNING APPLICATION CALLED IN BY CLLR GREEN BUT OMITTED FROM AGENDA - F/TH/24/0220

RESOLUTION: As per Standing Order 10a(XV) “to suspend a particular standing order (unless it reflects mandatory statutory or legal requirements) Committee resolves to suspend the following standing order, in order for Cllr Green’s motion to be considered;

9b: “No motion may be moved at a meeting unless it is on the agenda and the mover has given written notice of its wording to the Proper Officer at least 5 clear days before the meeting. Clear days do not include the day of the notice or the day of the meeting”.

F/TH/24/0220 – 61 Ashburnham Road, CT11 0BH

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

RESOLUTION: Ramsgate Town Council objects to this application on the grounds of imposition on neighbours causing loss of light.

051/24

DATE & TIME OF NEXT MEETING

Wednesday 8th May 2024 at 7pm.

BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION:

F/TH/24/0087 - Nando's, 49 Westwood Cross, Margate Road

Alterations to shopfront including change of materials, alterations to signage, installation of new sliding hatch window and replacement of glazed entrance door to front elevation.

A/TH/24/0088 – Nando's, 49 Westwood Cross

Replacement of 1no. internally illuminated fascia sign and 2no. internally illuminated menu boards to the front elevations.

F/TH/24/0096 - Hawthorne House, Haine Road

Change of use from dwellinghouse (Use Class C3) to 5No bedroom supported housing (Use Class C(3b)) Planning Contact: Duncan Fitt

F/TH/24/0097 – Holly House, Haine Road

Change of use from dwellinghouse (Use Class C3) to 5No bedroom supported housing (Use Class C(3b))

FH/TH/24/0103 – 2 Highbury Walk, CT12 6QJ

Erection of single storey residential annex in rear garden.

FH/TH/24/0104 – 79 Station Approach, CT11 7RL

Erection of a single storey rear extension following demolition of existing, together with erection of fencing and raised platform, with associated steps.

A/TH/24/0106 – 75C King Street, CT11 8NX

Erection and display of 3 No externally illuminated fascia sign and 1 No externally illuminated hanging sign to front and side elevations following removal of existing signage.

F/TH/23/1318 - Land And Buildings To The Rear Of 78, Hardres Street

Erection of 1No two storey 3-bed semi-detached dwelling following demolition of existing garage, together with associated access and landscaping.

R/TH/24/0133 - Land South Of Manston Road Adjacent To The Beacon, (Former Car Storage Site), Manston Road

Application for the reserved matters of outline application OL/TH/20/1320 "Outline application for 48 dwellings including access with all other matters reserved" for the approval of appearance, landscaping, layout, and scale.

A/TH/24/0148 - Nationwide Building Society, 52 - 54 High Street

Installation of 1no non illuminated hung sign, together with replacement of the 1no existing internally illuminated static fascia sign with new, 1no existing ATM surround with new, existing statutory stickers to window return with new, and increase existing safety manifestation stickers from doors to include clear

glazing to shop front, together with replacement of existing frosted vinyl window covering with solid grey vinyl.

L/TH/24/0187 – East Pier Building, East Pier

Application for Listed Building Consent for the installation of replacement steel crittall windows, concrete repairs and redecoration works.

A/TH/24/0192 – Ramsgate Railway Station, Station Approach Road.

Installation 1no internally illuminated fascia sign and vinyl graphics to replace existing to the front elevation.

FH/TH/24/0220 – 61 Ashburnham Road, CT11 0BH.

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

L/TH/24/0226 – 3 Augusta Road, CT11 8JP

Application for Listed Building consent for change of use a 9-bedroom HMO (Sui Generis) to a self-contained 9 bed HMO (Sui Generis) in the front of the property, self-contained 5-bedroom HMO (C4) in the rear of the property and a 3 bedroom flat (C3) at basement level, including a second floor rear extension, formation of a rear garden, bin store, cycle store, new entrance, and internal alterations.

F/TH/24/0017 – 3 Augusta Road, CT11 8JP

Change of use a 9-bedroom HMO (Sui Generis) to a self-contained 9 bed HMO (Sui Generis) in the front of the property, self-contained 5-bedroom HMO (C4) in the rear of the property and a 3-bedroom flat (C3) at basement level, including a second floor rear extension, formation of a rear garden, bin store, cycle store, new entrance, and internal alterations.

F/TH/24/0240 – Land at 4, St James Avenue

Variation of condition 2 of planning consent F/TH/21/1560 Erection of 1No 3bed detached dwelling and 2No 2bed semi-detached dwellings with associated access and parking to allow internal alterations to plot 1 and 2 forming extra bedroom to replace study, addition of light tunnels in roof together with the installation of electrical charging points to all 3 plots (part-retrospective).

FH/TH/24/0242 – 18 Saxon Road, CT11 0LH

The installation of an air source heat pump to side elevation.

FH/TH/24/0255 – 41 Dane Crescent, CT11 7JS

Replacement pitched roof to existing garage.

F/TH/24/0165 – 4A Broad Street, CT11 8NQ

Erection of a three-storey extension with roof terrace to facilitate the creation of 2No 3-bed and 1No 2-bed self-contained flats and 1 No retail unit at ground floor level with new shopfront (Broad Street facade).

F/TH/23/1666 - Community Centre, 18 - 20 Effingham Street

Change of use from Fire Station to Community Facility including offices and events space together with erection of metal fence and gates to side car park, insertion of door to side elevation replacement of roof together with alterations to fenestration, landscaping, and parking.

L/TH/23/1667 - Community Centre, 18 - 20 Effingham Street

Application for listed building consent for replacement of fire bay doors, erection of metal fence and gates to side car park, insertion of door to side elevation replacement of roof together with alterations to fenestration and internal alterations.