



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 3rd December 2025 at 7pm.

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

Also in attendance:

Councillor Green as observer

Miss L Fidler, Town Clerk RFO (minutes)

Mr D Williams, Marketing & Communications Officer

288/25

APOLOGIES

Apologies were received from Councillor Shonk due to a KCC commitment.

289/25

DECLARATIONS OF INTEREST

There were no Declarations of Interest declared.

290/25

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 1st October 2025 (minutes 238/25 – 245/25) were received and considered.

RESOLUTION: The minutes were approved as a true record.

291/25

KCC WAITING & LOADING RESTRICTIONS WELLINGTON CRESCENT, RAMSGATE

The committee considered the waiting & loading restrictions as detailed in two documents provided by KCC.

RESOLUTION: This information was noted.

292/25

HIGHWAYS IMPROVEMENT PLAN UPDATE

The committee considered the updated Highways Improvement Plan, along with a report from Miss L Fidler, Town Clerk RFO.

RESOLUTIONS:

(i) This information was noted.

(ii) The proposals from Cllrs Green, Huxley and Nixey will be added to the Highways Improvement Plan.

(iii) Dropped kerbs at B2045 near Jacobs Ladder, Park Road, Grant Road, Ellington Road and Westcliff Road should be added to the list of priorities for action.

293/25

PLANNING APPLICATIONS

(i) F/TH/25/1005 – 2 Addington Street, CT11 9JL

Application for variation of conditions 2 and 3 of planning permission F/TH/24/1264 for the 'Replacement and alterations to fenestration together with removal of part shop front with replacement timber doors and infill remaining cavity with render' to replace the windows to the side and rear elevations to UPVC sash windows.

RESOLUTION: Replacement windows should not be in UPVC in the Conservation Area.

(ii) F/TH/25/1131 – 1 Abbots Hill, CT11 8HN

Change of use of single dwelling to 1no. 1 bed flat and 1no. 3 bed maisonette flat, including erection of two storey rear extension with roof terrace, installation of 1no. rooflight to rear roof slope, extension of basement and installation of light well at rear, reinstatement and replacement of windows, installation of 2no. windows to side elevation, erection of metal railings to front and rebuilding of rear garden wall, following demolition of rear extension.

RESOLUTION: No objections.

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.

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DATE AND TIME OF NEXT MEETING

Wednesday 5th November 2025 at 7pm.

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

L/TH/25/1041 - 30 Spencer Square, CT11 9LD

Application for listed building consent for installation of internal wall at ground floor level and internal repairs.

F/TH/25/1056 - Land West Of, New Haine Road

Erection of 12.2-metre-high structure accommodating 4no. padel courts together with 2 storey clubhouse and seating area and installation of 2no. outdoor padel courts (use class F2), with associated parking to be accessed off New Haine Road.

FH/TH/25/1166 - 54 Helvellyn Avenue, CT11 0RL

Erection of a single storey side extension.

F/TH/25/1068 - Lower Flat, 39 Cannonbury Road

Erection of railings to front elevation 0.8m high, erection of wall and installation of slate roof to basement together with alterations to fenestration.
(Retrospective)

F/TH/25/1111 - Land Rear Of 1 Arklow Square, CT11 8PS

Formation of vehicular access with dropped kerb, including the erection of front boundary wall with maximum height of 2.18m, following demolition of existing front wall and gates.

FH/TH/25/1128 - 22 Chilton Lane, CT11 0LQ

Erection of a single storey rear extension and erection of a second-floor rear extension with alterations to fenestration at ground floor level.

F/TH/25/1122 - Chatham House Grammar School, Chatham Street

Replacement of all external lighting and fittings to main building.

L/TH/25/1123 - Chatham House Grammar School, Chatham Street

Application for Listed Building Consent for the replacement of all external lighting and fittings, replacement and upgrade of electrical systems, installation of grid ceilings and lighting within new ceilings, together with replacement of fire alarms, heating system and radiators.

TCA/TH/25/1219 - Ramsgate Sports Centre, High Street

1No Holm Oak (T684) - Crown lift to 6m on roadside and remaining canopy by 3m, cut back by 2m to clear building and removal of epicormic growth.

2No Sycamore (T685, T686) - Fell,

1No Holm Oak (T683) - Fell,

1No elder (T687) - Fell,

1No Sycamore (T688) - Removal of epicormic growth and ivy,

2No Sycamore (T689, T690) - sever ivy.

L/TH/25/1014 - 1 Park Lodge, Montefiore Avenue

Application for listed building consent for replacement of lath and plaster with plasterboard, insulation and moisture barrier together with plasterboard ceilings.

L/TH/25/1175 - 1 Nelson Crescent, CT11 9JF

Application for Listed Building Consent for the replacement of existing felt roof with lead, together with replacement of porch wall and door, and redecoration.