



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 4th June 2025 at 7pm.

Present: Councillors: Makinson (Chair), Nixey, & Shonk.

Also in attendance:

Councillor Crittenden (Observer)

Miss E Richford, Deputy Town Clerk & FO

Mr D Williams, Marketing & Communications Officer

131/25

APOLOGIES

Apologies were received from Cllrs Albon – TDC meeting, Austin - holiday, Hetherington – holiday & Wing – family matter.

132/25

DECLARATIONS OF INTEREST

There were no Declarations of Interest declared.

133/25

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 14th May 2025 (112/25 – 118/25) were received and considered.

RESOLUTION: The minutes were approved as a true record.

134/25

KENT HIGHWAYS – WAITING RESTRICTIONS & PARKING PLACES

The Committee received documents held on deposit and consider the response from RTC to the online consultation.

RESOLUTION: Ramsgate Town Council raises no objection to extension of 'at any time' waiting restrictions (double yellow lines) in Hollicondane Road and also the junction of Gordon Road & St Lukes Avenue, Ramsgate, as described within the documents provided, for the safety of residents and road users.

135/25

RAMSGATE NEIGHBOURHOOD PLAN

The Committee received in order to note the Thanet District Council's "Strategic Environmental Assessment & Habitats Regulations" and the informal comments received in response to the Plan.

RESOLUTION: Thanet District Council's "Strategic Environmental Assessment & Habitats Regulations" and the informal comments received in response to the Plan were noted. Also noted was that the Regulation 14 Consultation will now commence.

136/25

PLANNING APPLICATIONS

1. F/TH/25/0280 – 29 Victoria Road, Ramsgate, CT11 8PP

Change of use of an existing dwelling to 6 bed HMO.

RESOLUTION: Ramsgate Town Council is not in favour of HMOs flooding Ramsgate, but this seems a more suitable development. Ramsgate Town Council asks that the property is properly managed.

2. L/TH/24/0614 – 29 – 31 Addington Street, Ramsgate CT11 9JL

Application for Listed Building consent for repair work to external rear walls with brick, reinstatement of internal staircase, erection of external staircase, infill of external doorway with brick, erection of internal boundary wall and making good of elevations (part retrospective).

RESOLUTION: Ramsgate Town Council is disappointed that the previous work was done without planning permission, but this application appears to attempt to regularise the position.

3. F/TH/24/0504 – 29 – 31 Addington Street, Ramsgate CT11 9JL

Application for repair works to external rear walls with brick, erection of external staircase, infill of external doorway with brick, erection of internal boundary wall (part retrospective).

RESOLUTION: Ramsgate Town Council is disappointed that the previous work was done without planning permission, but this application appears to attempt to regularise the position.

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.

137/25

DATE & TIME OF NEXT MEETING

Wednesday 2nd July 2025 at 7pm.

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

F/TH/22/0446 – 108 Hereson Road, CT11 7EE

Change of use of at ground floor level from retail (Use Class E) to residential use in association with the existing dwellinghouse (Use Class C3), including removal of shop front and installation of windows together with the raising of the south and west elevation walls to rear of building, replacement of all existing timber frames to all elevations to UPVC frames and the addition of 4No rooflights (retrospective).

F/TH/24/0912 – Kwik-Fit, 2 West Cliff Road, CT11 9JW

Erection of a three and four storey building following demolition of existing buildings to provide 19No self-contained flats, comprising of 3No 1-bed, 14No 2-bed and 2No 3-bed, together with commercial unit dentest (Use Class E) at ground floor level and excavation to allow parking at basement level, with associated access and landscaping.

F/TH/25/0079 – Thanet Accident Repair Centre, 25 Margate Road, CT11 7SR

Change of use of existing garage (Use Class B2) to 6No 2-bed self-contained flats, together with the erection of extensions to facilitate that use with associated access, landscaping and parking.

FH/TH/25/0450 – 52 Montefiore Avenue, CT11 8BD

Erection of a front porch, single storey side and rear extensions, following demolition of existing garage.

F/TH/25/0477 – HR Go Recruitment Limited, 20 Queen Street, CT11 9DR

Change of use from commercial (Use Class E) to mixed use commercial (Use Class E) and 2no bedroom residential (Use Class C3).

TPO/TH/25/0491 – Ellington County Primary School, High Street, St Lawrence, CT11 0QH

TH/TPO/6(2007) – T001 – Horse Chestnut – remove epicormic growth.

T002 – European Lime – Reduce the height by approximately 3-4m, thin and crown lift to 3m.

T003 – European larch – Remove any deadwood with a diameter of 25mm or greater.

T004 – Beech – Prune clear of the building and roof to provide 1.5m – 2m clearance.

T005 – Lime – Remove any deadwood with a diameter of 25mm of greater and keep epicormic growth tightly clipped. Crown lift to 3m for pedestrian safety.

T006 – Sycamore – Prune accordingly following aerial inspection and report to Tree Officer. Remove any deadwood with a diameter of 25mm of greater.

T007 – Beech – Remove the hanging branch and any deadwood 25mm diameter and greater.

T008 – Lime – Remove epicormic growth.

T009 – Lime – Remove any deadwood 25mm diameter and greater.

T010 – Lime – Remove any deadwood 25mm diameter and greater.

T012 – Elder – Fell to just above ground level and eco-plug the stump to stop regrowth. T013 – Unidentified – Fell to just above ground level.

T014 – Elder – Fell all the dead stems to just above ground level.

T019 – Sycamore – Prune accordingly following aerial inspection and report to Tree Officer.

T020 – Reduce the branch length by approximately 50% (3m) by pruning to a lateral branch.

TPO/TH/25/0492 – Ellington County Primary School, High Street, St Lawrence, CT11 0QH

TH/TPO/6(2007) – T013 – not identified Parkland Tree – Fell to just above ground level.

T015 – Robinia – Following an aerial inspection prune accordingly and report back to the Tree Officer. Remove hanging branch and deadwood with a diameter of 25mm or greater.

T016 – Horse Chestnut – Following an aerial inspection prune accordingly and report back to the Tree Officer. Remove any deadwood with a diameter of 25mm or greater.

T017 – Sycamore – Following an aerial inspection prune accordingly and report back to the Tree Officer.

T018 – Sycamore – Further investigate the cavity in the stem using sonic tomography and/or a resistill by a qualified arborist to determine the extent of the decay. Report findings in a written report.

T019 – Sycamore – Following aerial inspection prune accordingly and report back to the Tree Officer. T020 – Ash – Reduce the branch length by approximately 50% (3m) by pruning to a lateral branch.

FH/TH/25/0512 – 23 Pegwell Road, CT11 0JB

Erection of a side porch extension and front garage extension.

TPO/TH/25/0530 - 19 Sundew Grove, CT11 7PL

R/TPO/2(1969) - T1 - Sycamore - Crown reduce by 2m from the tips all over, raise the crown to a height of 5.5m all round, T2 - Horse Chestnut - Re-pollard

TPO/TH/25/0565 - The Corporation Of St Lawrence College , College Road

TH/TPO/6(2008) - T4 - Sycamore - Reduce canopy by 2.5m from the tips to ease loading on the main stem.

FH/TH/25/0515 - 22 Rodney Street, CT11 9JT

Erection of ground floor side extension and excavation of cellar to create a habitable room.

FH/TH/25/0543 - 28 Dumpton Park Drive, CT11 8AE

Formation of vehicular access following demolition of front boundary wall.

FH/TH/25/0559 - 63 Mark Avenue, CT11 0JS

Erection of a part two storey part first floor side extension to garage with cladding, together with alterations to fenestration.

FH/TH/25/0497 - 54 Helvellyn Avenue, CT11 0RL

Erection of single storey side and rear extension and roof extension and dormer to rear elevation, together with side extension to garage and widening of dropped kerb.