



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 5th April 2023 at 7.00pm

Present: Councillors: Councillors: Makinson (Chair), Albon, Austin, Green, Hetherington, Moore, Nixey, Ovenden and Wing.

Also in attendance:

Miss E Richford, Deputy Town Clerk & FO.

053/23

APOLOGIES

Apologies were received and accepted from Cllr Crittenden – personal commitment; Cllr Huxley - family commitment; Cllrs L & S Piper – unwell; Cllr Young – family commitment.

Apologies were not received from Cllr Ara & Ruseicki.

RESOLUTION: To approve the apologies for absence.

054/23

DECLARATIONS OF INTEREST

There were no declarations of interest declared.

055/23

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 1st March 2023 (039/23 – 043/23) were received and considered.

RESOLUTION: The minutes were approved as a true record.

056/23

CONSULTATION – SITE ACCESS

The Committee considered an informal consultation email and site access plan in relation to P22-078 - Rewdbox Development (GW) Plot 3 New Haine Road, Newington, Ramsgate.

RESOLUTION: Ramsgate Town Council makes no comment.

057/23

PLANNING APPLICATIONS

R/TH/21/1109 – Phase 3, Land East and West of Haine Road

Reserved matters application pursuant to outline permission OL/TH/14/0050 “Application for outline planning permission including access for the erection of 785 dwellings, highways infrastructure works (including single carriage link road), primary school, small scale retail unit, community hall, public openspace for the approval of layout, scale,

appearance and landscaping for the erection of 324 residential dwellings (Phase 3)” **RESOLUTION: Ramsgate Town Council raises concerns over the numbers and types of properties within the proposal; the lack of information in relation to water infrastructure; the lack of public transport in the area of the development.**

Note; Cllrs Green, Makinson and Moore abstained.

F/TH/23/0251 – 35 Chapel Place, CT11 9SB

Change of use and conversion to seven, self-contained flats, comprising 3 No. one bed flats and 4 No, two bed flats; together with erection of a single storey rear extension and second floor rear extension with formation of external stairs to rear courtyard and installation of access gates in south-west boundary wall together with internal alterations to facilitate the change of use and restore and renovate the external elevations including re-painting windows and doors and partial restoration and re-painting of plaster to front elevation.

L/TH/23/0252 – 35 Chapel Place, CT11 9SB

Application for Listed Building Consent for change of use and conversion to seven, self-contained flats, comprising 3 No. one bed flats and 4 No, two bed flats; together with erection of a single storey rear extension and second floor rear extension with formation of external stairs to rear courtyard and installation of access gates in south-west boundary wall together with internal alterations to facilitate the change of use and restore and renovate the external elevations including re-painting windows and doors and partial restoration and re-painting of plaster to front elevation.

PROPOSAL: Ramsgate Town Council likes what is being done to the outside of the building but considers it to be overdevelopment.

PROPOSAL FALLS.

RESOLUTION: A recorded vote to be taken.

RESOLUTION: Ramsgate Town Council makes no comment.

RECORDED VOTE;

Cllrs Albon, Green, Makinson, Moore and Ovenden voted for the resolution. Cllrs Austin, Hetherington, Nixey and Wing voted against the proposal.

F/TH/23/0352 – Trade Station, 27 Harbour Street

Variation of condition 2 of planning ,permission F/TH/20/0475 for the “Change of use of basement and ground floor from retail to restaurant with erection of part four and two storey rear extension with basement to facilitate the conversion to 6no. one bedroom self-contained flats” to allow alterations to fenestration and Juliette balconies on the side elevation (retrospective).

RESOLUTION: Ramsgate Town Council makes no comment.

F/TH/22/0769 – The Royal, 51 Harbour Parade

Partial demolition of existing building and erection of five-storey side extension with recessed balconies, single storey roof extension and roof terrace and new three-storey building to rear to provide 8no. new apartments (2no 1 bed and 8no 2 bed), and rearrangement of 2no. existing apartments and reduction in scale of commercial unit.

RESOLUTION: Ramsgate Town Council reiterates its previous comment; The proposal is bulky, obtrusive, out of character with the conservation area, and not in keeping with the street scene. It is recommended that the application be rejected. Reducing the roof height does not materially affect RTC's previous comment.

F/TH/23/0182 – Granville Theatre, Victoria Parade

Erection of a glazed entrance foyer to replace existing and erection of a ground floor side extension including internal alterations, together with three first floor extensions and a glazed part single, part two storey extension to rear, replacement of roof membrane and alterations to the surrounding landscaping including addition of steps, seating, planters and cycle storage.

RESOLUTION: Ramsgate Town Council generally supports the application but raises concerns over the use of UPVC in the conservation area and suggests that this could be overcome by using heritage UPVC. Clarification is required over disabled access.

FH/TH/23/0393 – 27 Wellington Crescent, CT11 8JD

Erection of a second floor rear extension following removal of existing together with unblocking of second floor window to front elevation.

L/TH/23/0394 – 27 Wellington Crescent, CT11 8JD

Application for Listed Building Consent for the erection of a second floor rear extension following removal of existing together with internal alterations.

RESOLUTION: Ramsgate Town Council makes no comment.

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

F/TH/22/1607 – 1 Carlton Avenue, CT11 9BP

Variation of condition 2 of planning permission F/TH/22/1099 for the "Change of use from 4no flats into 5no 1-bed and 1no 3-bed flats" to allow alterations to internal layout, installation of metal railings to external staircases at the front and velux windows to replace existing dormer with removal of external pebble dash and alterations to windows.

FH/TH/22/1654 – 93 Pegwell Road, CT11 0ND

Erection of part two storey, part single storey rear extension following demolition of existing single storey rear extension.

F/TH/22/1708 – Flat 1, 189 High Street

Replacement of timber windows and porch with UPVC.

F/TH/23/0163 – El Cid Greek Taverna, 30 Harbour Street

Change of use from Restaurant (Use Class E) to Restaurant and wine bar, with ancillary retail use (sui generis).

TPO/TH/23/0177 – The Corporation of St Lawrence College, College Road

TH/TPO/6(2008) – 1No Sycamore (T46) – Reduce whole tree to a 10m pollard

1No Horse Chestnut (T385) – Reduce height by up to 3m and all lateral branches by a maximum of 2m

2No Sycamore (T21, T1) – Fell

1No Horse Chestnut (T77) – Fell

L/TH/23/0189 – Basement Flat, 11 Paragon

Application for listed building consent for installation of a new front door and internal changes to extend the shower room together with a new damp proof course (part retrospective).

FH/TH/23/0210 – 89 Helvellyn Avenue, CT11 0RL

Erection of single storey summerhouse (log cabin) in rear garden (Retrospective).

FH/TH/23/0224 – 23 Colombo Square, CT12 6HG

Erection of a single storey front extension together with 1No rooflight and alterations to fenestration.

FH/TH/23/0254 – 20 Hillbrow Road, CT11 7RU

Erection of single storey rear extension following demolition of existing single storey together with rear dormer and Juliette balcony to facilitate loft conversion.

FH/TH/23/0258 – 356 Margate Road, CT12 6SH

Erection of single storey rear extension following demolition of existing.

F/TH/23/0270 – 18 Royal Esplanade, CT11 0HA

Variation of condition 2 of planning permission F/TH/22/0384 for the “Erection of a front/rear/side two-storey extension and single storey rear extension, includes additional balcony to front elevation, alterations to fenestration and extension to roof with replacement slate tiles and roof lights, together with loft conversion to facilitate change of use to 2No 4-bed dwellings” to allow a separate front door to each dwelling.

F/TH/22/1281 – 146 – 152 King Street, CT11 8PJ

Erection of 4no. 4 bedroom 3 storey dwellings.

F/TH/23/0212 – Garden Centre, Montefiore Avenue

Application to enclose 3 external canopies with composite cladding including windows and doors (retrospective)

F/TH/23/0329 – 39 Effingham Street, CT11 9AT

Change of use of ground floor from opticians (Use Class E) to residential (Use Class C3) in association with upper floors to create a single dwelling.

FH/TH/23/0341 – 20 Duncan Road, CT11 9SU

Erection of a first floor rear extension above existing extension.

FH/TH/23/0404 – 2 Kendal Close, CT11 0JU

Erection of single storey side extension and detached garage following demolition of existing garage.

F/TH/22/1311 – 59 – 63 Queen Street, CT11 9EJ

Erection of a second and third floor extension and a 4 storey rear extension to facilitate the conversion into 31 self-contained residential flats comprising 14 x 1 bed with 17 x 2 bed, together and 4No self-contained commercial units, business hub and basement gym together with bin and cycle stores.

L/TH/23/0264 – Flat 1 – 11, Block 5 Victoria Parade

Application for Listed Building Consent for replacement of existing pitched slate and asphalt felt flat roof coverings with like-for-like materials, together with internal and external redecorations.

FH/TH/23/0269 – 2 Lorina Road, CT12 6DD

Erection of two storey side extension, together with erection of

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DATE & TIME OF NEXT MEETING

Wednesday 3rd May 2023 was noted.