



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 6th August 2025 at 7pm.

Present: Councillors: Albon, Makinson (Chair), Shonk and Wing.

Also in attendance:
Miss L Fidler, Town Clerk & RFO

204/25

APOLOGIES

Apologies were received from Councillors Austin (Family Commitment) and Nixey (Personal Commitment).
Apologies were received from Cllr Hetherington after the meeting had concluded.

205/25

DECLARATIONS OF INTEREST

There were no Declarations of Interest declared.

206/25

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 2nd July 2025 (164/25 – 168/25) were received and considered.

RESOLUTION: The minutes were approved as a true record.

207/25

KCC HIGHWAYS

The committee considered its response on behalf of Council to the following KCC Highways Amendments;

(i) Highways Amendment 3 Deposit Document: Margate Road junction with Whitehall Road – Double Yellow Lines proposals.

RESOLUTION: No comment.

(ii) Highways Amendment 4 Deposit Document: Boundary Road junction with Un-named Road - Double Yellow Lines proposals; St Lukes Avenue near junction with Denmark Road – Double Yellow Lines proposals.

RESOLUTION: This is a good idea.

PLANNING APPLICATIONS**1. F/TH/25/0693 – Elite Dance Academy, 177 High Street, CT11 9TP**

Erection of two storey front and side extensions together with glazed first floor extension lobby to facilitate the retention of the existing community use to the ground floor and the creation of 4 flats to the upper floors.

RESOLUTION: No comment.

2. F/TH/25/0403 – Land Adjacent 17 Effingham Street, CT11 9AT

Erection of 1No. three storey building to facilitate 2No. two bed self-contained flats.

RESOLUTION: In principle we support building on this parcel of land. However, due to the lack of information available Ramsgate Town Council is unable to make a formal comment.

The following further information is required:

- do the room sizes comply with Space Standards?
- the parking spaces for the flats should be marked in the plans.
- further drainage information as required by Southern Water.
- the lack of information highlighted by TDC's Conservation Officer.
- Details about how pedestrians will be kept safe when existing the building onto the road.
- Bin storage area arrangements.

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.

HIGHWAYS IMPROVEMENT PLAN: TOWN CENTRE TRO CONSULTATION

Members received a report from the Town Clerk & RFO detailing the outcome of the public consultation about the town centre traffic regulations order and consider how to proceed with this information.

RESOLUTIONS:

- 1) Issue the draft press release at Appendix 4.
- 2) Write to TDC Parking Enforcement requesting improved enforcement*
- 1) Write to Kent Police requesting improved enforcement*
- 2) Share responses with Louise Askew, Head of Regeneration & Growth at TDC, for possible use in the Plan for Neighbourhood base data.*

- 3) Write to Lezanne Cesar and Paul Valek at KCC, to ask for meeting to consider how to proceed.*
*Spreadsheet of responses to be shared.

210/25

SPECIAL MOTION: TEMPORARY PHONE MAST STAFFORDSHIRE STREET CAR PARK

Members were asked whether to suspend the necessary standing order to allow a matter to be considered that wasn't on the agenda. The matter in question was information relating to a temporary phone mast to be installed at Staffordshire Street Car Park. The information had been received on the day of the meeting.

RESOLUTION: As per Standing Order 10a(XV) to suspend the following standing order: 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."

Members received a verbal update from the Town Clerk regarding temporary phone mast that will be situated in Staffordshire Street Car Park for up to 18 months.

RESOLUTION: Concerns about site security and noise will be raised with the Senior Surveyor, DOT Surveying Ltd.

211/25

DATE & TIME OF NEXT MEETING

Wednesday 10th September 2025 at 7pm.

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

FH/TH/25/0558 - 48 Langdale Avenue, CT11 0PG

Erection of 1No dormer to rear elevation to facilitate loft conversion.

F/TH/25/0672 - 173 King Street, CT11 8PN

Partial change of use of ground floor and internal alterations to 1no. 2 bed dwelling with erection of single storey extension following demolition of existing extension, together with erection of cycle store.

F/TH/25/0689 - Keele House, 176 - 178 High Street, CT11 9TS

Erection of second floor roof extension to facilitate a loft conversion.

TPO/TH/25/0612 - Vale Square Gardens, Vale Square, CT11 9DA

TH/TPO/12(1977)

T1 - Walnut – Fell.

T2 - Ash - to repollard to old points - about 6 metres of regrowth.

T3 - Sycamore - reduce by 3 metres in height and 2 metres in lateral spread.

T4 - Ash - reduce by 3 metres in height and 2 metres in lateral spread.

F/TH/25/0039 - East Court Annexe, Brockenhurst Road, CT11 8ED

Change of use to 1no 3-bed dwelling, together with alterations to fenestration.

L/TH/25/0040 - East Court Annexe, Brockenhurst Road, CT11 8ED

Application for Listed Building Consent for the alterations and redecoration of fenestration, replacement of roof tiles and removal of external door, together with insertion of partition walls and removal of 2no internal walls.

F/TH/25/0556 - Former Car Storage Site, Manston Road, CT12 6NT

Erection of a single storey retail unit (Class E(a)) with associated parking, access and landscaping.

F/TH/25/0662 - 76 Hardres Street, CT11 8QP

Change of use of single dwelling to 1no. 3 bed maisonette and 1no. 2 bed maisonette, including erection of external staircase at basement level at the rear, replacement of window and door on side elevation and removal of two windows on rear elevation.

FH/TH/25/0746 - 49 St Patricks Road, CT11 7EJ

Erection of a single storey rear extension.

F/TH/25/0672 - 173 King Street, CT11 8PN

Change of use of part ground floor office (Use Class E) to 1no. 2 bed dwelling with erection of single storey extension following demolition of existing extension, together with erection of cycle store and alterations to fenestration.

FH/TH/25/0721 - 68 Greenfield Road, CT12 6TY

Erection of single storey side and rear extension.

FH/TH/25/0730 - 20 Bloomsbury Road, CT11 0AG

Erection of rear dormer together with installation of front facing roof windows to facilitate a loft conversion.

TPO/TH/25/0789 - 43 Goodwin Road, CT11 0JJ

TH/TPO/3(1984) - 1No Copper Beech (T1) - 1.5m crown reduction. This tree has a perpendicular height of 13.52m and a crown width of 12.44m.

F/TH/25/0735 - British Red Cross, 16 King Street, CT11 8NW

Replacement of shopfront timber frame doors.

A/TH/25/0736 - British Red Cross, 16 King Street, CT11 8NW

Erection and display of 1no. non illuminated fascia sign to front elevation.

F/TH/25/0790 - 47 High Street, CT11 9AG

Change of use of Educational and Community Venue (Sui Generis) to Tattoo Studio (Use Class E(a)) (Retrospective).

L/TH/25/0787 - 1 Granville House, Victoria Parade, CT11 8DD

Application for Listed Building consent for the erection and display of plaque to front elevation.

FH/TH/25/0808 - 15 Holly Road, CT11 7JH

Erection of single storey, front, side and rear extension following demolition of garage, and replacement of tile hanging on front and rear elevation with render.

F/TH/25/0811 - 46 Vale Square, CT11 9DA

Change of use of rear garden to Residential (Use Class C3), together with erection of 1.8 metre high fence to subdivide existing plot (Retrospective).