



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 6th December 2023 at 7.00pm

Present: Councillors: Hetherington (Chair), Makinson, Nixey & Wing.

Also in attendance:

Cllrs Green & Moore as observers

Miss L Fidler, Town Clerk & RFO

Mr D Williams, Marketing & Communications Officer

222/23

APOLOGIES

Apologies were received and accepted from Cllr Austin – TDC commitment, Cllr Dark – unwell, Cllr Albon – TDC Commitment

RESOLUTION: To approve the apologies for absence.

223/23

DECLARATIONS OF INTEREST

Cllr Nixey declared an interest in matters relating to application F/TH/23/1400 (100 Grange Road).

224/23

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 1st November 2023 (199/23 – 205/23) were received and considered.

RESOLUTION: The minutes were approved as a true record.

225/23

KENT CYCLING & WALKING INFRASTRUCTURE PLAN - CONSULTATION

Members consider the Consultation documents and Ramsgate Town Councils response.

RESOLUTION: To defer this matter to the Planning & Infrastructure Committee meeting on the 10th January 2024 to give members more time to consider this information and get comments to the Town Clerk. The Council response would then need to go off immediately after January's meeting.

PLANNING APPLICATIONS

- (i) **F/TH/23/0897 – Age & Sons, Charlotte Court, CT11 8HE**
Change of use of café/restaurant (Class E) to mixed-use community space, including café/restaurant, co-working offices, bar, and event space (Sui Generis), together with external alterations.
RESOLUTION: No comment; although greater information about the location of the heat pump should be provided.
- (ii) **TCA/TH/23/1247 – Priory Courtyard, CT11 9PW**
2No Wild Cherry (T1, T2) - fell, 1No Callery Pear (T3) - height reduction of 2.5m to 3m, 4No Wild Cherry (T4, T5, T6, T7) - height reduction of approx. 1.8m, 5No Whitebeam (T8, T9, T10, T11, T12) - height reduction of approx. 1.8m, 6No Mougots Whitebeam (T13, T14, T15, T16, T17, T18) – height reduction of 2.5m to 3m.
RESOLUTION: The two trees that are proposed for felling should be managed instead, with the applicant dealing with the trip hazard.
- (iii) **F/TH/23/1463 - Savers Health and Beauty, 36 High Street**
Change of use of first and second floor areas to 2No 2-bed residential flats together with erection of balcony and alterations to fenestration.
RESOLUTION: The Council remains concerned about access arrangements; this is for the relevant stakeholders (e.g. KCC) to consider.
- (iv) **F/TH/23/1174 – 12 Queen Street, CT11 9DR**
Change of use of first and second floors from 4-bed flat to 5-bed HMO together with installation of replacement of shop front (Part Retrospective)
RESOLUTION: The proposal is supported in principle, however the following should be reconsidered:
- a) **Concern about the general state of cleanliness with the bins being located on the first floor.**
 - b) **The business should have a bin store.**
 - c) **The shop front is out of keeping with the surrounding area; in the Conservation Area.**
 - d) **Cycle storage should be provided.**
- (v) **F/TH/23/1400 - Ivor Thomas Amusements Limited, 100 Grange Road**

Erection of a 4-storey building to facilitate the creation of 9 No. 2 bed flats with associated access, landscaping, cycle, and bins stores following the demolition of the existing office building.

RESOLUTION: To recommend refusal due to:

- a) **Not in keeping with the street scene in a Conservation Area.**
- b) **Gross over development.**
- c) **Lack of parking provision.**

Cllr Nixey left the Council Chamber for this discussion and resolution.

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

227/23 DATE & TIME OF NEXT MEETING

Wednesday 10th January 2024 at 7pm.

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

FH/TH/23/1021 – 17 St Lawrence Avenue, CT11 0JA

Erection of 2.45 metres fence to southern boundary together with single storey outbuilding to rear garden (retrospective).

AMENDED APPLICATION

Original application not called in: **No Comment**

FH/TH/23/1090 - 74 South Eastern Road, CT11 9QE

Erection of 3 storey and single storey rear extension

AMENDED APPLICATION – to front elevation.

Original application: **No Comment**

A/TH/23/1101 - Land At, New Haine Road

Erection and display of 21No signs and banners for the sales arena.

The application is signage that is already in place (signage directing people to parking/show home etc).

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.

IN A CONSERVATION AREA

F/TH/23/1319 - 9 Rose Hill, CT11 9HX.

Part-retrospective change of use from single dwelling to 1No. 1 bed self-contained

flat and 1No. 3bed flat, together with proposed insertion of rooflight to rear roof slope, and alterations to fenestration.

IN A CONSERVATION AREA

F/TH/23/1346 - Land Rear Of 16, Rydal Avenue

Erection of 1no 2 bed dwelling together with parking and landscaping.

F/TH/23/1355 - Land Adjacent To 18- 20 The Retreat, CT12 6ET

Erection of 1No. detached 1-bed chalet bungalow.

FH/TH/23/1387 - 38 St Lawrence Avenue, CT11 0HZ

Erection of single storey side and rear extension together with external alterations following demolition of existing detached garage and rear extensions.

F/TH/23/1400 - Ivor Thomas Amusements Limited, 100 Grange Road

Erection of a 4-storey building to facilitate the creation of 9 No. 2 bed flats with associated access, landscaping, cycle, and bins stores following the demolition of the existing office building.

F/TH/23/1401 - The Windmill, 45 Newington Road

Variation of conditions 2, 3, 5, 6, 7 and 8 of planning permission

FH/TH/23/1445 – 1 Bramcote Walk, CT11 9TN

Erection of single storey annexe following demolition of existing garage.

FH/TH/23/1458 – 26 Cavendish Street, CT11 9AL

Installation of door to facilitate the relocation of main entrance from rear elevation to George Street elevation together with alterations to window.

L/TH/23/1189 - Ramsgate Railway Station, Station Approach Road

Application for Listed Building Consent for the installation of 3No display screen units following removal of existing advertisement signs.

FH/TH/23/1416 – 170 Margate Road, CT12 6AG

Alteration of roof from hip to barn hip to facilitate a loft conversion.

F/TH/23/1459 - Land Rear Of 31 Honeysuckle Road, CT11 8AA

Erection of a single storey building for holiday let accommodation (Use Class C3)

CONSERVATION AREA

F/TH/23/1468 – 91 Staner Court, Manston Road.

Erection of balcony with access ramp following removal of existing Balcony.

L/TH/23/1495 – 44 West Cliff Road, CT11 9NT

Application for Listed Building consent for the replacement of sash windows to front and rear dormer together with the replacement of tongue & groove boarding and sills.

CONSERVATION AREA

FH/TH/23/1500 – 12 Paragon, CT11 9JX

Ion of a single storey rear extension.

CONSERVATION AREA

FH/TH/23/1502 – 16 Bursill Crescent, CT12 6EZ

Erection of an outbuilding to the rear garden (retrospective).

FH/TH/23/1507 – 231 Margate Road, CT12 6SZ

Erection of conservatory to rear elevation.

F/TH/23/1508 – 50- Margate Road, CT11 7SG

Change of use of garage to annexe together with alterations to Fenestration.

FH/TH/23/1515 – 1 Kendal Close, CT11 0JU

Erection of single storey, flat roof rear and side extension linking the garage and dwelling following demolition of existing.

FH/TH/23/1488 - Flat 11, 5 Victoria Parade

Replacement window to Eastern elevation dormer with the addition of glazing to sides and replacement of windows with bi-fold doors to Southern elevation dormer with additional glazing to sides and creation of balcony with glass balustrade.

L/TH/23/1489 - Flat 11, 5 Victoria Parade

Application for Listed Building Consent for replacement window to Eastern elevation dormer with the addition of glazing to sides and replacement of windows with bi-fold doors to Southern elevation dormer with additional glazing to sides and creation of balcony with glass balustrade