



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 6th March 2024 at 7pm

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

Also in attendance:

Councillor Crittenden as an observer

Mr D Williams, Marketing & Communications Officer

047/24

APOLOGIES

Apologies were received and accepted from Cllr Albon – Personal Commitment and one vacancy.

RESOLUTION: To approve the apologies for absence.

048/24

DECLARATIONS OF INTEREST

There were no Declarations of Interest declared.

049/24

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 7th February 2023 (023/24 – 027/24) were received and considered.

RESOLUTION: The minutes were approved as a true record.

050/24

PLANNING APPLICATIONS

1. F/TH/23/1651 – Rooks Delicatessen, 7-9 King Street

Erection of a two-storey rear extension together with increase in roof height to provide additional floor with the insertion of 2No dormers to the front and 1No dormer to the rear to facilitate the creation of 5No 1-bed and 1No 2-bed self-contained flats (upper floors), installation of 2No balconies to the rear elevation following alterations to fenestration and internal layout.

RESOLUTION: Ramsgate Town Council objects to this application on the grounds of bin storage, overdevelopment and the impact on neighbouring properties.

2. F/TH/23/1547 – 18 Albion Hill, CT11 8HG

Erection of a 4-storey side and rear extension to provide 3no 2 bed and 1no 3 bed flats following demolition of existing rear extensions.

RESOLUTION: Ramsgate Town Council strongly objects to this application on the grounds of the view in a conservation area, it is not aesthetically pleasing in the area, is overdevelopment and impacts the neighbouring properties.

3. F/TH/23/1127 – Oak Hotel, 66 Harbour Parade

Erection of a roof extension to provide 1No 2-bed self-contained flat together with erection of external staircase and alterations to fenestration.

RESOLUTION: Ramsgate Town Council recognises the improvement but finds the development obtrusive, overdevelopment and inappropriate on the seafront in a conservation area.

4. L/TH/23/1128 - Oak Hotel, 66 Harbour Parade

Application for Listed Building Consent for the erection of a roof extension to provide 1No 2-bed self-contained flat together with erection of external staircase and alterations to fenestration.

RESOLUTION: Ramsgate Town Council recognises the improvement but finds the development obtrusive, overdevelopment and inappropriate on the seafront in a conservation area.

5. L/TH/24/0143 – 31 Chapel Place, CT11 9SB

Application for listed building consent for the removal of fire surround and part of chimney breast together with internal alterations.

RESOLUTION: Ramsgate Town Council objects due to lack of information and seeks advice from the conservation officer.

6. L/TH/23/1575 – Townley House, 46 Chatham Street

Listed building application for erection of side/front boundary wall and gate, installation of balcony to first floor rear elevation (reduction in size to previously approved), replacement of rear French doors and second floor stairway window with smoke vents, and alterations to side boundary wall.

RESOLUTION: Ramsgate Town Council objects on the grounds that the development is not unifying with the estate as per the original application and requires more information as to why the design was changed.

7. F/TH/23/1609 – Flat 2 78A Queen Street, and Flat 1 80A Queen Street

Replacement of timber sliding sash windows at first floor level, facing Queen Street and St Michaels Alley, with white uPVC vertical sliding sash windows, replacement of sloping fascia to eaves of bay with white uPVC fascia to match adjacent bay window together with replacement of timber cladding with white PVC horizontal weatherboarding.

RESOLUTION: Ramsgate Town Council objects on the grounds that inappropriate materials have been used and Ramsgate is trying to uphold the aesthetic look of the high street.

8. F/TH/24/0005 - 97 West Cliff Road, CT11 9NS

Erection of a first, second and third floor rear extension together with alternations to fenestration and roof.

RESOLUTION: No Comment

9. F/TH/24/0109 – Trade Station, 27 Harbour Street

Variation of condition 2 of planning consent F/TH/20/0475 '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 windows design including the installation of Juliette balconies to the rear (retrospective).

RESOLUTION: No Comment however Ramsgate Town Council wishes it to be noted that it is not impressed with the design and material changes from the original design which is also in a conservation area and requests more information as to why this has been changed.

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

051/24 DATE & TIME OF NEXT MEETING

Wednesday 3rd April 2024 at 7pm.

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

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

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

F/TH/23/1483 – 16 Northwood Road, CT12 6RS

Erection of 1No single storey 2 bed dwelling to rear with access and parking to front.

F/TH/24/0007 – Staner Court, Manston Road

Installation of external wall insulation, erection of roof screen, alternations to windows, doors and existing balconies, together with external and internal alterations.

F/TH/24/0053 - St Ethelbert's Roman Catholic Primary School, Dane Park Road

Replacement of existing doors and single glazed timber sliding sash windows with double glazed aluminium doors and windows.

F/TH/24/0043 – 34 Whitehall Road, CT12 6DF

Change of use of a single dwellinghouse (Class C3) to a large no. 8 person HMO (Sui Generis) comprising no.5 bedrooms, shared kitchen and living facilities, and provision of refuse stores and cycle parking.

F/TH/24/0012 – Land adjacent 21, The Retreat

Erection of 1No part-one, part-two storey 2-bed detached chalet bungalow together with associated access and parking.

L/TH/24/0020 – 103 Cecilia Road, CT11 7EA

Application for Listed Building Consent for replacement roof, fascia boards, barge boards, lead valleys, hip, and ridge tiles.

L/TH/23/1576 – 124 High Street CT11 9UA

Installation of power supply enclosure to the front elevation.

L/TH/23/1576 – Flat B, 19 Wellington Crescent

Application for Listed Building consent to replace damaged metal column to front elevation with timber column to match design and associated works.

FH/TH/23/1692 – 3 Calverden Road, CT12 6JU

Erection of a two-storey side extension

FH/TH/24/0067 – 60 Royal Road, CT11 9LF

Erection of a part single and part two storey rear extension with 1no rooflight, replacement of window to first floor rear elevation following demolition of existing extension.

L/TH/24/0124 – 14 Augusta Road, CT11 8JP

Application for Listed Building Consent for the erection of a partition wall to first floor staircase with installation of internal timber door, internal alterations with removal and reinstatement of door to second floor together with repair and installation of UPVC pipe to existing gutter.

FH/TH/24/0141 – 24 Winterstoke Crescent, CT11 8AH

Variation of condition 2 of planning permission FH/TH/22/0452 for the “Erection of a single storey rear extension, two storey rear extension, and loft conversion” to install door to balcony.

F/TH/23/1689 – Land East Of, Haine Road

Erection of 30No 3-bed and 10No 4-bed dwellings with associated landscaping and parking, and access onto Manston Road.

FH/TH/24/0049 – 7A Park Road, CT11 7QN

Erection of a single storey rear extension following demolition of existing conservatory.

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.

FH/TH/24/0186 – 47 Vale Road, CT11 9LS

Installation of timber cladding to side projection, side elevation and rear extension together with black trims to fenestration.

FH/TH/24/0092 – 59 West Cliff Road, CT11 9NP

Erection of infill extension to the rear elevation, alterations to the roof to increase ridge height and form false pitch with 4no. roof lights at the rear and 5no. pv solar panels to the top, together with renovation of covered balcony and balustrading and re-opening of lower ground floor entrance with timber door to front elevation, as well as replacement of PVC windows with double glazed timber units.