



## **RAMSGATE TOWN COUNCIL**

### **Minutes of the Planning & Infrastructure Committee**

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

**Date:** Wednesday 6th September 2023 at 7.00pm

**Present:** Councillors: Albon, Ara, Austin, Crittenden, Green, Hetherington, Huxley, Makinson, Moore, Nixey, Ovenden, Wing.

Also in attendance:

Miss E Richford, Deputy Town Clerk & FO

Mr D Williams, Communications & Marketing Officer

**147/23**

#### **APOLOGIES**

Apologies were received and accepted from Cllr Dark – unwell, Cllr Driver – away, Cllr Hudson – unwell and Young – family matter.

**RESOLUTION: To approve the apologies for absence.**

**148/23**

#### **DECLARATIONS OF INTEREST**

There were no declarations of interest declared.

**149/23**

#### **MINUTES**

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 2nd August 2023 (132/23 – 137/23) were received and considered.

**RESOLUTION: The minutes were approved as a true record.**

**150/23**

#### **HIGHWAYS IMPROVEMENT PLAN**

The Committee received a report from Miss L Fidler, Town Clerk & RFO, and considered the updates contained therein.

**RESOLUTION: Ward Councillors, in particular those from the three Wards not currently with anything in the HIP to advise the Town Clerk / Deputy Town Clerk of anything they wish to add.**

**Ramsgate Town Council to match the funding of £5,000.00 pledged by the school for the proposed crossing outside Chatham & Clarendon School.**

**151/23**

#### **NEIGHBOURHOOD PLAN**

The Committee received the following documentation:

(i) Ramsgate NP Screening & Regulation 14 Consultation Notes (author D. Chetwyn of Urban Vision)

(ii) Ramsgate Screening NP V3.8 March 2023

Members were asked to consider whether the Neighbourhood Plan is ready for submission to Thanet District Council; to consider whether a full Strategic

Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA) is required.

**RESOLUTION: The Planning & Infrastructure Committee recommends to Council that the Neighbourhood Plan is ready for submission to Thanet District Council; a full Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA) to be completed if required.**

Note: the document to be returned to Mr Chetwyn of Urban Vision with the amendments from Cllr Austin in order that he has the correct document. The group who completed the work to be advised and thanked.

152/23

### **PLANNING APPLICATIONS**

#### **1. TPO/TH/23/0863 - 23 Honeysuckle Road, CT11 8AA**

G01 - (All trees in this group are sycamore) All trees marked with an 'X' to be felled to ground level; All trees marked with an 'O' false pollard to 3m; G02 - (All trees in this group are Sycamore except T2- Lime and T3 Elderberry) All trees marked with a red spot to be removed to ground level. All trees marked with a yellow.

**RESOLUTION: Ramsgate Town Council is unable to comment on this application due to lack of information. The Planning Officer, TDC, to be asked how many trees will be affected by the proposed work and the reason for the application.**

Note: to be returned to Council on 27<sup>th</sup> September 2023.

#### **2. F/TH/23/0932 – 48 Royal Road, CT11 9LF**

Replacement of timber sash windows with UPVC vertical sliding windows to front elevation.

**RESOLUTION: Ramsgate Town Council requires more information; greater clarification of the style and type of UPVC windows to be put in.**

Note: to be returned to Council on 27<sup>th</sup> September 2023.

#### **3. TCA/TH/23/1096 – 20 Spencer Square, CT11 9LA**

1No Holly (T1)- Fell.

**RESOLUTION: Ramsgate Town Council is unable to comment on this application due to lack of information. The Planning Officer, TDC, to be asked the reason for the application to fell the Holly tree.**

Note: to be returned to Council on 27<sup>th</sup> September 2023.

#### **4. OL/TH/22/1439 - T V Bond Engineering Supplies, Bristol Place**

Outline application for the erection of 8No commercial/industrial (Use Class E(c)(iii) and E(g)(iii) units following the demolition of existing buildings including access, landscaping, layout, and scale.

**RESOLUTION: Ramsgate Town Council repeats its comment of 22<sup>nd</sup> December 2022; Ramsgate Town Council supports in principle the use of the land but considers there to be too many units within the outline application; not enough parking provision; access onto a busy highway is a concern; the area is densely populated and to avoid disturbance any light industrial use should have usage time restrictions in place.**

**5. FH/TH/23/1028 – 136 Southwood Road, CT11 0AZ**

Change of use of a C3 dwelling house to a C4 house in multiple.

**RESOLUTION: Ramsgate Town Council objects to this application on the grounds that it is considered over development and the impact on neighbours.**

**6. F/TH/23/1054 – 173 King Street, CT11 8PN**

Change of use from office (Use Class E) to 1No 3-bed dwelling including the demolition of single storey rear addition and chimney, erection of part three storey and single storey rear extension and alterations to fenestration.

**RESOLUTION: Ramsgate Town Council supports this application.**

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

**153/23**

**DATE & TIME OF NEXT MEETING**

Wednesday 4<sup>th</sup> October 2023 at 7pm.

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

**F/TH/23/0834 – 5 Broad Street, CT11 8QY**

Erection of 3 storey lift extension on Broad Street elevation, with pitched roof extension at roof level to create fourth floor, with external alterations including new shopfront fronting Staffordshire Street car park, an increase in height of parapet at first floor and roof level and replacement of existing fenestration, with internal works including an increase in floorspace from creation of mezzanine.

**R/TH/23/0881 – Land At, New Haine Road**

Reserved matters application for the approval of layout, scale, landscaping and appearance for the erection of 196no. dwellings (Phase 3) including infrastructure, earthworks, drainage, equipped play and associated access pursuant to Hybrid planning permission F/TH/21/0417 comprising outline planning with all matters reserved (except for access) for up to 322no. residential dwellings, and full planning for 178no. residential dwellings (Phase 1).

**FH/TH/23/0884 – 18 Dumpton Lane, CT11 7AN**

Erection of single storey side extension and first floor rear extension following demolition of existing garage to facilitate annexe.

**F/TH/23/0909 – Land Adjacent to the Rear of 6 Highbury Gardens.**

Erection of a garage following demolition of existing carport.

**F/TH/23/0933 – 20 Clements Road, CT12 6UL**

Change of use of single dwelling to 2No self-contained flats (1No 2 bed and 1No studio) together with single storey front and rear extensions, and part one/part two storey front/side extension.

**FH/TH/23/0980 – 21 Lyndhurst Road, CT11 8EF**

Alteration of first floor front window to French doors and installation of glass balustrading to form balcony above existing flat roof to front elevation together with installation of air source heat pump to rear garden.

**F/TH/23/0981 – 85 Hereson Road, CT11 7D**

Change of use of store (use Class C3) to retail shop front (use Class E) together with installation of shop front, fire exit door and bin store.

**F/TH/23/0989 – Westwood Cross Shopping Centre**

Removal of condition 7 to allow the subdivision and alterations to create retail units less than 3,000 square metres for planning consent OL/TH/00/0850 for the "Mixed use Town Centre Development involving the demolition of all existing buildings and erection of retail floorspace (use class A1), professional/financial services (Use Class A2), restaurant, bars and cafes (class A3), Leisure use (class D2) community uses (class D1), office use (B1a),

associated highway works, access and transport interchange, car parking and cycle storage and other associated development and ancillary uses including public toilets and security and operational premises"

**FH/TH/23/1008 – 28 Addington Street, CT11 9JJ**

Erection of 4 paned dormer window to front roof slope following removal of existing paned dormer window.

**FH/TH/23/1013 – 13 Lyndhurst Road, CT11 8EA**

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

**TPO/TH/23/1015 – Lazarus Hart Havens of Rest, Thanet Road**

TH/TPO/2(1994) – 1No Sycamore (T6) – Remove eastern most stem.

**FH/TH/23/1016 – 26 Muir Road, CT11 8AU**

Erection of electric vehicle charging arm to front garden.

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

Erection of single storey outbuilding to rear garden.

**A/TH/23/1040 – Royal Oak Filling Station, Canterbury Road East**

Erection and display of 1No non illuminated electric vehicle charging bay sign

**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 southwest 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 southwest 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/23/0340 – Advertising Right Town Council, Military Road**

Application for Listed Building Consent for the installation of festoon lighting.

**FH/TH/23/0769 – 24 Codrington Road, CT11 9SP**

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

**TPO/TH/23/0929 - 1 Pegwell Road, CT11 0HY**

TH/TPO/8(2006) - 3No Elm (T1, T2, T3) - Fell, Group of Elms (G1) – Crown lift to 2.75m over the public footpath.

**TCA/TH/23/0999 – The Grange, St Augustines Road.**

1No Holm Oak (4393) - repollard,

1No Holm Oak (4386) - remove deadwood and prune branches by 0.5m,

1No Holm Oak (4391) - remove deadwood,

1No Fig (4374) - prune by 0.5m,

1No Fig (4376) - recoppice,

1No Holm Oak (4380) - remove deadwood,

1No Holm Oak (4381) - crown lift by 1.8m,

1No Fig (4382) - remove stems,

2No Prunus (4383, 4384) - prune by 0.5m,

4No Holm Oak (4387, 4388, 4389, 4390) - prune by 0.5m.

**FH/TH/23/1061 – 14 Winterstoke Way, CT11 8AG**

Erection of a single storey rear extension.

**A/TH/23/0952 – Mecca Bingo, 46 Westwood Cross**

Erection and display of 3no. internally illuminated fascia signs to front elevation, 4no. internally illuminated fascia signs to side elevation, 1no. internally illuminated fascia sign to rear elevation, 3no. poster cases to front elevation and 3no. externally illuminated digitally printed Dibond panels together with strip lighting to the edge of the canopies following removal of existing signage.

**FH/TH/23/1100 - 26 Coniston Avenue, CT11 0PW**

Erection of single storey rear extension, erection of dormer to rear roof slope with French doors and Juliette balcony and rooflights to front roof slope to facilitate loft conversion, together with erection of single storey side and rear extension to enlarge garage following removal of porch.

**F/TH/23/1001 - Phase 2, Land East And West Of, Haine Road,**

Erection of sales office together with visitor car parking and landscaping for 12 months.

**FH/TH/23/1105 – 38 St Lawrence Avenue, CT11 0HZ**

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

**FH/TH/23/1131 – 15 Greenfield Road, CT12 6TX**

Erection of a 2-storey rear extension.

**TCA/TH/23/1161 – 164 High Street, CT11 9TT**

1No Prunus Mirabelle Plum (T1) - Fell, 1No Fir (T2) – Fell

**FH/TH/23/1092 – 162 Newington Road, CT12 6PX**

Erection of a two-storey rear extension following demolition of existing conservatory and extension.