# RAMSGATE TOWN COUNCIL

**Minutes of the Planning and Infrastructure Committee**

**Venue:** The Council Chamber, The Custom House, Harbour Parade, CT11 8LP

**Date:** Wednesday 7th October 2026 at 7pm.

**Present:** Councillors: Albon, Austin, Hetherington (joined during Item 4(i)), Makinson (Chair), Nixey and Shonk.

Also in attendance:
Councillor Crittenden (observer)
Mr D Williams, Deputy Town Clerk & Compliance Officer (minutes)

**271/26 APOLOGIES**

Apologies were received from Councillor Wing (unwell). There were no other apologies received.

**272/26 DECLARATIONS OF INTEREST**

There were no declarations of interest declared.

**273/26 MINUTES**

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 2nd September 2026 (minutes 242/26 – 250/26) were received and considered.

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

**274/26 HIGHWAYS IMPROVEMENT PLAN UPDATE**

**i) Kent County Council Highways Meeting Update**

Members received and considered a written report from Mr D Williams, Deputy Town Clerk & Compliance Officer, regarding the meeting held with Kent County Council Highways on 15 September 2026 concerning the pedestrianised town-centre arrangements and wider highways matters. Members noted that significant changes would require a developed proposal, informal engagement with affected residents, businesses and traders, technical assessment and the Traffic Regulation Order process.

*Councillor Hetherington joined the meeting.*

**RESOLUTION: The report and Kent County Council's advice were noted. It was agreed that Councillor Shonk would liaise with Paul Valek at Kent County Council regarding contact with Poundland to explore whether smaller delivery vehicles, rear servicing or alternative delivery arrangements could be used.**

**ii) Priority Proposals – Dumpton Park Drive Refuge Island & Dane Park Road Parking Restrictions**

Members considered proposals for a pedestrian refuge island on Dumpton Park Drive, including associated road-marking changes, a bus-stop alteration and a formalised parking bay, at an estimated cost of £34,123.69, and for extended school keep-clear markings, double yellow lines and no-loading restrictions on Dane Park Road, at an estimated cost of £1,039.55. Kent County Council had indicated that it would fund the associated £3,350.00 Traffic Regulation Order fee, if the Dane Park Road scheme progressed following engagement.

**RESOLUTION: The Committee:**

a) **Approved progressing the proposed pedestrian refuge island on Dumpton Park Drive at an estimated cost of £34,123.69, subject to confirmation of available budget provision, any final cost variation advised by Kent County Council and engagement with residents in the vicinity of the scheme; and**

b) **Approved undertaking informal engagement on the proposed Dane Park Road parking restrictions with residents, the school and businesses in the immediate vicinity and, subject to sufficient support and Kent County Council's assessment, progressing the scheme at an estimated cost of £1,039.55, with the £3,350 Traffic Regulation Order fee to be funded by Kent County Council.**

**iii) Highways Improvement Plan Priorities**

Members considered the priorities for the next phase of the Highways Improvement Plan and Kent County Council's advice that future town-centre changes should form part of a comprehensive vision rather than isolated measures.

**RESOLUTION: The Committee agreed the Council's Highways Improvement Plan priorities for 2026/27:**

a) **To develop a vision for a town-centre 20mph limit, including gathering support from residents, businesses, traders and other affected stakeholders, so that an evidence-based proposal could be prepared for future consideration through the Highways Improvement Plan; and**

b) **To investigate a safer crossing near Jacob's Ladder as a possible priority for the next year, including consideration of a pedestrian refuge island, pedestrian dropped kerbs or another appropriate crossing measure, subject to early discussions with Kent County Council and the active travel team regarding feasibility and possible funding.**

**275/26 <u>PLANNING APPLICATIONS</u>**

**(i) L/TH/26/0519 – 23–25 Cavendish Street, CT11 9AL**

Application for Listed Building Consent for repairs to windows, doors and metal work, installation of windows and doors to basement, railings to side of building and associated external

alterations, provision of bike and bin stores, internal layout alterations and installation of kitchens and bathrooms, together with demolition of existing porch to facilitate a change of use from offices to 7no. flats.
**RESOLUTION: Ramsgate Town Council raised no objection to the application.**

**(ii) F/TH/26/0797 – 4 Albert Court, York Street, CT11 9DN**
Change of use from shop and office at ground floor and 1 no. 4 bed flat to upper floors to shop and office at ground floor with 2 no. 1 bed flats to upper floors together with alterations to fenestration and installation of external staircase to rear.
**RESOLUTION: Ramsgate Town Council considered that insufficient information had been provided to assess the proposal and requested drawings showing the rear elevation and the external staircase, including their visual impact on Albert Court and neighbouring properties.**

**(iii) F/TH/26/0907 – 61 Grange Road, CT11 9LR**
Change of use from 1no. 6-bed dwelling to 2no. 1-bed flats and 2no. 2-bed flats together with four storey rear extension.
**RESOLUTION: Ramsgate Town Council raised no objection in principle to the conversion, but requested that the limited parking provision, the existing level of traffic on Grange Road and the potential highway impact be carefully considered, and that Kent County Council Highways' comments be obtained for consideration.**

**(iv) F/TH/26/0099 – Granville Theatre, Victoria Parade, CT11 8DG**
Erection of single storey side extension to enclose existing ramped access, erection of part single storey, part two storey rear extension with internal staircase access to bar to facilitate the change of use to bar/restaurant, erection of external staircase to rear, and enlargement of first floor roof top bar balcony area (part retrospective).
**RESOLUTION: Ramsgate Town Council raises concerns surrounding the access to the building, including disabled access and requests that more detail is required for clarification. Ramsgate Town Council also requests further clarification regarding sufficient bin storage.**

S106 Recommendations:

**(v) F/TH/26/0818 – Land at New Haine Road, CT12 5FJ**
Variation of conditions 12 and 13 of planning permission F/TH/23/0575 for the "Variation of condition 41 of planning permission F/TH/21/0417 for the "Hybrid planning application comprising outline planning with all matters reserved (except for access) for up to 322no. residential dwellings with associated open space, infrastructure and earthworks; and full planning for 178no. residential dwellings (Phase 1) with associated open space, equipped play area, landscaping, parking, infrastructure and

earthworks" to allow amendments to the trigger for the completion of off-site highway works within New Haine Road" to allow alterations to landscaping.
**RESOLUTION: Ramsgate Town Council raised no objection to the application.**
*Councillor Shonk abstained.*

*Councillor Crittenden left the meeting.*

**(vi) OL/TH/26/0822 – St Lawrence College, College Road, CT11 7AF**
Variation of conditions 25, 26, 27 and 30 attached to outline planning permission OL/TH/15/1303 for the erection of 166no. dwellings with associated open space and parking provision, with consideration of access and scale (following the demolition of the existing buildings), to remove the requirement to provide onsite affordable housing, and replacement rugby and football sports pitches.
**RESOLUTION: Ramsgate Town Council strongly objects to the removal of the requirement to provide on-site affordable housing and requests that Thanet District Council refuse the application.**

**(vii) R/TH/26/0842 – St Lawrence College, College Road, CT11 7AF**
Variation of conditions 1, 11, 12, 13 and 14 attached to reserved matters permission R/TH/18/0931 for the approval of 'layout, scale, landscaping and appearance' for the erection of 166no. dwellings with associated open space and parking provision, to remove the requirement to provide onsite affordable housing.
**RESOLUTION: Ramsgate Town Council strongly objects to the removal of the requirement to provide on-site affordable housing and requests that Thanet District Council refuse the application.**

**276/26 NATIONAL GRID SEA LINK PROJECT UPDATE**

Members received and considered an update on the National Grid Sea Link Development Consent Order application, which had reached the Secretary of State decision stage. A further consultation on newly published submissions was open until 22 October 2026.
**RESOLUTION: The Committee:**
**a) Noted the responses published as part of the Secretary of State's consultation on the Sea Link Development Consent Order application; and**
**b) Agreed that Councillor Wing would be consulted on whether any further comments should be submitted by Ramsgate Town Council before 23:59 on 22 October 2026, with any recommendation to be circulated to Members by email.**

**277/26 COMMUNITY CENTRE MANSTON GREEN**

Members received further information from FFT Management Limited regarding the Community Hall Site secured through the Manston Green Section 106 Agreement. It was noted that the obligation related to making approximately 0.1 hectares of land available for future

community facilities at nominal or no cost, and did not provide a designed or funded building. Any future occupier would be responsible for planning permission, construction, service connections and ongoing management.

**RESOLUTION: The Committee:**

a) **Noted the further information received from FFT Management Limited regarding the Community Hall Site at Manston Green; and**
b) **Agreed to promote the opportunity to relevant local community organisations and associations, including those serving Manston Green and Newington, to establish potential interest in developing a community facility on the site.**

*Councillor Shonk voted against the motion.*

**278/26** **ASSET OF COMMUNITY VALUE – EAGLE INN**

Members considered a motion from Councillor Austin that the Council should nominate the Eagle Inn, 153 High Street, as an Asset of Community Value. It was noted that the Grade II listed former public house had a longstanding community function and that designation would provide the community with an opportunity to bid if the property were offered for sale.

**RESOLUTION: The Committee:**

a) **Noted the information contained within the report; and**
b) **Authorised officers to submit an Asset of Community Value nomination to Thanet District Council in respect of the Eagle Inn, 153 High Street, Ramsgate.**

**279/26** **KENT HIGHWAYS - WAITING RESTRICTIONS & PARKING PLACES**

Members received the documents on deposit relating to proposed amendments to waiting restrictions and parking arrangements across Thanet, including proposals affecting several roads in Ramsgate and amendments to loading and disabled parking bays. The documents are on display until 22 October 2026.

**RESOLUTION: The documents on deposit were noted.**

**280/26** **NEIGHBOURHOOD PLAN UPDATE**

Members received the latest working draft of the Ramsgate Neighbourhood Plan, version 4.8. The draft included updates from Ramsgate Town Council, amendments responding to changes to the Basic Conditions and other legal requirements, revised text following publication of the August 2026 National Planning Policy Framework, and policy revisions and restructuring. Members noted that further work remained, including map updates, supporting text and the opportunities section on page 25.

**RESOLUTION: Version 4.8 of the Ramsgate Neighbourhood Plan was noted and officers were authorised to continue the review and outstanding updates.**

**281/26** **DATE AND TIME OF NEXT MEETING**

Wednesday 4th November 2026 at 7pm.

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

1. **F/TH/26/0824 - 37 Effingham Street, CT11 9AT**
   Reroofing and change of use of annexe to holiday let together with alterations to main dwelling including the addition of fascia board to front elevation, alterations to fenestration and hard surfacing and the erection of a glazed canopy to the rear following demolition of existing WC.

2. **FH/TH/26/0813 - 10 Nethercourt Hill, CT11 0RX**
   Formation of vehicular access and widening of existing dropped kerb

3. **FH/TH/26/0857 – 14 Beerlings Farm Road, CT12 5NJ**
   Erection of conservatory to rear.

4. **F/TH/26/0660 - Booking Hall, Port Of Ramsgate, Royal Harbour Approach**
   Change of use from Old Ferry arrival and departure lounge (Use Class Sui Generis) to house the Sea Cadets (Use Class F2) (Retrospective)

5. **FH/TH/26/0780 - 14 Herbert Road, CT11 0AS**
   Erection of a rear dormer extension and second floor rear extension to facilitate a loft conversion**.**

6. **L/TH/26/0808 – Ramsgate Library, Guildford Lawn, CT11 9AY**
   Application for Listed Building Consent for the replacement of 6no internal fire doors together with alterations to 6no. internal doors.

7. **FH/TH/26/0867 - 151 Pegwell Road, CT11 0LY**
   Erection of a rear dormer window and installation of window to side elevation and roof lights to front elevation (Retrospective)

8. **TCA/TH/26/0882 - 20 Vale Square, CT11 9DF**
   1 No. Yew tree (T1) - 2 metre crown reduction.
   1 No. Holly tree (T2) - 1.5 metre crown reduction.
   1 No. Olive tree (T3) - 2 metre crown reduction.
   1 No. Pittosporum tree (T4) - 2.5 metre crown reduction.
   1 No. Magnolia tree (T5) - 2.5 metre crown reduction.
   1 No. Bay tree (T6) -2 metre crown reduction.
   1 No. Crab Apple tree (T7) - 1 metre crown reduction.
   1 No. Bay (corner) tree (T8) - 1.5 metre crown reduction.
   1 No. Sycamore tree (T9) - 3 metre crown reduction.

9. **TCA/TH/26/0887 - 21 Vale Square, CT11 9DE**
   1 No. Magnolian tree (T1) - 1.5 metre crown reduction.
   2 No. Cherry tree (T2) - 2 metre crown reduction.
   1 No. Walnut tree (T5) - 2 metre crown reduction.

10. **FH/TH/26/0802 - 55 Goodwin Road, CT11 0JJ**
    Erection of a single storey rear extension, rear side extension, together with alterations to front entrance.

11. **FH/TH/26/0860 - 59 Pegwell Road, CT11 0NJ**
    Alterations to external materials and finishes, together with replacement uPVC windows and doors.

12. **FH/TH/26/0904 - 9 Ethelbert Road, CT11 9BL**
    Erection of a single storey rear extension.

13. **F/TH/26/0871 - CAR PARKING FOR 20 TO 22 Albion Place, CT11 8HQ**
    Variation of condition 2 of planning permission F/TH/24/0576 for the "Erection of a five-storey building to accommodate 13No self-contained flats, comprising of 5No 1-bed, 7No 2-bed and 1No 3-bed, together with associated access, parking and landscaping" to allow increase to width of building and alterations to fenestration.

14. **L/TH/26/0837 - 9 Royal Road, CT11 9LE**
    Reinstatement of existing roof tiles with new slate tiles to main roof, new lead flashing and reinstatement of 2 no. missing chimney pots, including the reinstatement of tiles to small rear lean-to and removal of plastic roof covering to front basement level, internal repairs and alterations include the removal of partitioning and damp proofing measures, rewiring and reinstatement of historic features and materials (Retrospective).

15. **F/TH/26/0511 - FORMER CRANE SHED West Crosswall, The Royal Harbour, CT11 8LS**
    Siting of a single storey pontoon for use as a coffee shop, workspace and wellness facility.

16. **FH/TH/26/0903 - 10 Ethelbert Road, CT11 9BL**
    Erection of a single storey rear extension.

17. **F/TH/26/0937 - Bike Bits, 30 Central Road, CT11 7SB**
    Change of use of the existing building from sui generis motorcycle repair, servicing and associated parts sales to flexible use within use class E(g)(iii) light industrial and/or use class B8 storage and distribution.

18. **F/TH/26/0945 - 37 Rockstone Way, Ramsgate, Kent, CT12 6NQ**
    Erection of 1no. 3 bed dwelling with vehicular access from Bengal Road and associated parking and landscaping following demolition of existing side extension and detached outbuilding.