



## **RAMSGATE TOWN COUNCIL**

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

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

**Date:** Wednesday 8<sup>th</sup> January 2025 at 7pm

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

Also in attendance:

Mr D Williams, Marketing & Communications Officer

**001/25** **APOLOGIES**

Apologies were received and accepted from Councillor Hetherington - Personal Commitment.

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

**002/25** **DECLARATIONS OF INTEREST**

There were no Declarations of Interest declared.

**003/25** **MINUTES**

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 4<sup>th</sup> December 2024 (275/24 – 279/24) were received and considered.

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

**004/25** **PLANNING APPLICATIONS**

**1. F/TH/24/1389 - 148 Southwood Road, CT11 0AZ**

Retrospective Change of use from single dwelling (Use Class C3) to house of multiple occupation (Use Class C4) (retrospective).

**RESOLUTION: Ramsgate Town Council strongly refuses this application, as it is inconsistent with the area's population density and conflicts with the Local Plan Policy.**

*Councillor Makinson abstained.*

**2. F/TH/24/1326 - 2 - 3 The Broadway, CT11 9JN**

Variation of condition 4 of planning permission F/TH/16/0213 for the change of use from retail (A1) to retail and cafe (A1 & A3), installation of new shopfront, insertion of door at rear, and use of rear yard as a seating area to allow changes to opening hours.

**RESOLUTION: Ramsgate Town Council raises no objection to the use of the building, but would like to see strong environmental conditions put in place relating to noise, fumes etc.**

**3. F/TH/24/1365 - Land Rear Of 20 To 24, Harbour Street, CT11 8HA**

Erection of 1No single storey 1-bed eco dwelling together with associated access and landscaping.

**RESOLUTION: Ramsgate Town Council welcomes the change of design and the change in the number of dwellings. Ramsgate Town Council continues to support the ecological proposals and welcomes the use of a brownfield site but is concerned about matters around access and waste.**

*Councillor Shonk voted against.*

**4. F/TH/24/0197 - 44 To 54 Turner Street, CT11 8NL**

Replacement of balconies and railings together with the removal of the canopy roofs.

**RESOLUTION: This application was withdrawn as it is currently marked as invalid by Thanet District Council. Ramsgate Town Council will be reconsulted.**

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

**005/25**

**DATE & TIME OF NEXT MEETING**

Wednesday 12<sup>th</sup> February 2025 at 7pm.

The chair closed the meeting at 7:25pm

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

**FH/TH/24/1329 - 9 Queens Road, CT11 8DZ**

Erection of pergola with roof to rear elevation over raised platform.

**A/TH/24/1278 - Texaco, 155 Hereson Road**

Erection and display of 1No digitally illuminated display panel to forecourt.

**TCA/TH/24/1359 - 31 Artillery Road, CT11 8PT**

Cherry T1 - Crown reduction - 3m radius

Holly T4 - Crown reduction and shaping - 1m radius.

**TPO/TH/24/1316 - Ellington County Primary School , High Street, St Lawrence**

TH/TPO/6(2007) - T1 Horse Chestnut - Cut back to neighbouring boundary line.

**F/TH/24/1325 - Land Rear Of 78 To 88, King Street**

Variation of condition 5, 6, and 13 of planning permission F/TH/18/1196 for the "Change of use and conversion of chapel to 3no. maisonettes with external alterations together with erection of 3 storey building to accommodate 5no. flats" to allow change in window materials from timber to aluminium.

**FH/TH/24/1320 - 21 Dumpton Park Road, CT11 7JR**

Erection of a single storey rear extension and rear facing dormer to facilitate a loft conversion following demolition of existing conservatory.

**F/TH/24/1261 - Land Adjacent To 17 Cliftonville Avenue, CT12 6DS**

Erection of a 2 bedroom two storey dwelling together with landscaping following demolition of existing garages.

**F/TH/24/1170 - Land Adjacent 425 Margate Road**

Change of use of land to open storage together with erection of 1.8m high timber boundary fence and gate and formation of vehicular access (Retrospective).

**F/TH/24/1344 - Old Timber Yard Industrial Estate, Manston Road**

Application for the removal of condition number 7 of planning permission F/TH/94/0920 for the 'Erection of warehouse storage units' to allow changes to operation times.

**F/TH/24/1357 - Land At, New Haine Road**

Formation of temporary construction vehicular access onto New Haine Road.

**F/TH/24/1155 - Grosvenor Casino, 47 Westwood Cross, Margate Road**

Installation of aluminium cladding to all elevations, alterations to windows and canopy structure, and installation of LED external lighting and wall mounted uplighters.

**A/TH/24/1156 - Grosvenor Casino, 47 Westwood Cross, Margate Road**

Erection and display of 3No internally illuminated roundel signs, and 4No internally illuminated fascia signs with applied lettering to front, rear and side elevations.

**FH/TH/24/1401 - 14 Paragon, CT11 9JX**

Formation of 2nd floor roof terrace to rear with 1.8 metres obscure screen to East Elevation of timber balustrading following demolition of 2nd floor WC extension.

**L/TH/24/1402 - 14 Paragon, CT11 9JX**

Application for Listed Building Consent for formation of 2nd floor roof terrace to rear with 1.8metres obscure screen to East Elevation of timber balustrading following demolition of 2nd floor WC extension.

**F/TH/24/1344 - Old Timber Yard Industrial Estate Unit 5A Manston Road**

Application for the removal of condition number 2 of planning permission F/TH/99/0673 for the 'Erection of warehouse storage units' to allow changes for use of forklift trucks and deliveries.

**F/TH/24/0911 - Workshop Rear Of 175, High Street**

Erection of 3no. dwellings comprising 2no. 2 bed dwellings and 1no. 1 bed dwelling following demolition of existing workshops, together with installation of air source heat pumps, solar panels, and alterations to landscaping and parking.

**F/TH/24/1363 - A E M Limited, 15 Leigh Road**

Replacement of chimney stack 1 together with a working platform and increase the height of chimney stack 2 and 3. (Retrospective).

**A/TH/24/1428 - Land Adjacent To Tesco Superstore, Manston Road**

Erection and display of 3No non-illuminated dot signs.

**FH/TH/24/1403 - 19 Helvellyn Avenue, CT11 0RS**

Erection of a two-storey front, side and rear extension following demolition of existing extension.

**F/TH/24/1373 - Piper Windows, 27 Leigh Road**

Erection of 1No commercial unit (Use Class B2) and a single storey side extension to existing commercial unit.

**FH/TH/24/1395 - 66 London Road, CT11 0DP**

Erection of a single storey side and rear extension following demolition of existing garage.

**TPO/TH/24/1443 - 67 Dane Park Road, CT11 7DN**

TH/TPO/1 (2003) - T1 Horse Chestnut- Prune back the north facing lateral branches by a maximum of two metres to remove encroachment from the adjacent building.

**L/TH/24/1343 - Townley House, 46 Chatham Street,**

Application for listed building consent for infilling of tunnel and provision of upstand to well with glass top within the basement (Retrospective).

**F/TH/24/1411 - Western Undercliff Cafe, Western Undercliff**

Variation of condition 2 of planning permission F/TH/23/0400 for the "Erection of a six storey building comprising cafe with outdoor seating area, public toilet, and associated refuse/cycle provision and substation at ground floor level; and 13no. self-contained flats above (11no 2 bed and 2no 1 bed); together with re-levelling of surrounding ground to provide raised paving area, following the demolition of the existing cafe building" to allow alterations to the building footprint, reduction in balcony projections and sedum roof area, changes to materials and fenestration and internal alterations.

**L/TH/24/0696 – 29 Wellington Crescent, CT11 8JD**

Application for Listed Building consent for erection of single storey rear extension, internal alterations and third floor dormer conversion.

**FH/TH/24/0718 - 29 Wellington Crescent, CT11 8JD**

Erection of single storey rear extension and third floor dormer conversion.