



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 8th May 2024 at 7pm

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

Also in attendance:

Cllrs Moore and Shonk.

Miss E Richford, Deputy Town Clerk & FO.

Mr D Williams, Marketing & Communications Officer.

099/24

APOLOGIES

Apologies were received and accepted from Cllrs Hetherington, unwell.

RESOLUTION: To approve the apologies for absence.

100/24

DECLARATIONS OF INTEREST

Cllr Nixey declared a non-pecuniary interest in Item 5, Application 5.

101/24

MINUTES

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 3rd April 2024 (067/24 – 072/24) were received and considered.

RESOLUTION: The minutes were approved as a true record.

102/24

HIGHWAYS IMPROVEMENT PLAN & 20MPH SPEED LIMIT

The Committee considered the report of the Town Clerk, RFO.

RESOLUTION: The HIP to be taken forward to Full Council for further consideration. Any conversation with KCC to include the local Chief Inspector of Police. Further discussion to take place in relation to the pedestrianised area of Ramsgate and the issues therein.

Note: It was suggested that Councillors in other areas to be approached to find out where funding has come from where traffic calming & flashing lights denoting 20MPH limits etc are in place.

PLANNING APPLICATIONS**1. F/TH/24/0189 – 81 Grange Road, CT11 8LP**

Change of use from self-contained flat (use class C3) to tattoo studio (use class sui generis).

RESOLUTION: Ramsgate Town Council generally has no concerns over the expansion of the business but does raise concerns over the loss of living accommodation.

2. TCA/TH/24/0379 – 7 Prospect Terrace, CT11 9JE

1 No Bay – Fell.

RESOLUTION: Ramsgate Town Council has no problem with the removal of the tree but always regrets the loss of any tree. Another tree should be planted in its place. RTC would like to know what plans there are to replace the Bay tree and also the Pear tree recently removed.

3. F/TH/24/0351 – 22 Queen Street, CT11 9DR

Replacement of timber shopfront with aluminium shopfront.

RESOLUTION: Ramsgate Town Council objects to this applicant's use of aluminium to replace the timber shopfront. It is considered to be the wrong material and any material used should maintain and enhance the street scene. RTC would refer the applicant to the Officer at TDC implementing the Shop Front Design Guide for Thanet.

4. F/TH/24/0362 – 2 York Street, CT11 9DS

Erection of a second and third floor extension together to accommodate 1No. 3-bedroom flat together with first floor rear extension.

RESOLUTION: Ramsgate Town Council raises no objection to this application providing that as a condition the materials are suitable for the shop & above. Also, on condition that a Highways Management Plan is put in place for when construction takes place. Adequate bin storage needs to be within the plans with clarification of the waste collection both current and proposed.

Councillor Nixey left the room for the following application and took no part in the debate and vote.

5. F/TH/23/1400 – Ivor Thomas Amusements Ltd, 100 Grange Road, CT11 9PX

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 demolition of the existing office building.

RESOLUTION: Ramsgate Town Council objects to this application on the grounds that it is considered as overdevelopment of the site; there will be a major impact on Grange Road and issues with parking. The application is considered to be lacking in thoughtful design.

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

104/24 **DATE & TIME OF NEXT MEETING**
Wednesday 8th May 2024 at 7pm.

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

L/TH/24/0107 – 14 – 15 Spencer Square, CT11 9LA

Application for Listed Building Consent for internal repairs and alterations including addition of timber partitions and doors, together with external works to replace 2 no. windows within non-original rear extension at ground and first floor levels with timber French doors and the installation of 4 no. vents and 1no soil vent pipe to rear.

FH/TH/24/0128 – 17 Hawes Avenue, CT11 0RN

Alterations to roof to include hip to gable enlargement, erection of rear dormer, erection of single storey front and side extension, together with installation of roof lights to front roof slope.

L/TH/24/0156 – 25 Hardres Street, CT11 8QF

Application for Listed Building Consent for external repairs and refurbishment and installation of vent grill, removal of section of internal wall on ground floor to widen opening to ground floor extension together with removal of suspended ceiling on second floor to expose existing rooflight.

F/TH/24/0159 – 4A Chartham Terrace, St Augustines Road, CT11 9NZ

Installation of external door to rear elevation to replace existing window.

L/TH/24/0160 – 4A Chartham Terrace, St Augustines Road, CT11 9NZ

Application for Listed Building Consent for the installation of external door to rear elevation to replace existing window, installation of 2no. ventilation systems, one to the front elevation and one to the rear elevation, together with various internal alterations.

TCA/TH/24/0244 – 15 St Benedicts Lawn, CT11 9PJ

1No Holm Oak - Crown reduce by 1-2m.

F/TH/24/0310 – Barclays, 11 – 13 Queen Street, CT11 9DZ

Removal of existing ATM and infill with brickwork

F/TH/24/0338 – 103 Grange Road, CT11 9QB

Variation of condition 2 of planning permission F/TH/20/1172 for the "Erection of a two-storey attached 3-bed dwelling" to allow alterations to materials, fenestration and removal of chimney and shower room to enable the dwelling to be detached.

F/TH/24/0344 – 14 – 15 Spencer Square, CT11 9LA

Replacement of 2 no. windows to rear extension at ground and first floor levels with timber French doors and the installation of 4 no. vents and 1no soil vent pipe to rear.

F/TH/23/1603 - Land Rear Of 2 To 4 Carlton Avenue, CT11 9BP

Erection of a two storey, 2-bed, detached dwelling fronting onto Elms Avenue following demolition of existing outbuilding.

L/TH/23/1670 – 44 West Cliff Road, CT11 9NT

Application for listed building consent to replace lower ground floor rear elevation window with timber framed single glazed French windows, replacement of timber door to rear with timber framed single glazed door, internal alterations to lower ground floor level including partial demolition of internal walls, and replacement of cement render with lime render to rear elevation.

FH/TH/24/0277 – 7 Prospect Terrace, CT11 9JE

Erection of gate and railings with brick base, pier, and dwarf side walls and to front boundary following demolition of existing, together with the refurbishment of dormer railings, repainting of front bays, lower ground floor front elevation, and all fenestration in new colours.

FH/TH/24/0329 – 44 West Cliff, CT11 9NT

Erection of a single storey outbuilding to the rear boundary together with landscaping works.

L/TH/24/0330 – 44 West Cliff, CT11 9NT

Application for Listed Building Consent for the erection of a single storey outbuilding to the rear boundary together with landscaping works.

TCA/TH/24/0377 – Spencer Square

1No Whitebeam Sorbus aria (T1) - Fell, 1No Cherry (T2) – Fell

FH/TH/24/0391 – 40 Downs Road, CT11 0LT

Installation of cladding to front and side elevation.

FH/TH/24/0405 – 44 Coniston Avenue, CT11 0PN

Replacement of existing conservatory roof and wall frames, together with alterations to fenestration.

FH/TH/23/1568 – 21 Liverpool Lawn, CT11 9HJ

Replacement of render to rear projection side elevation.

L/TH/23/1569 – 21 Liverpool Lawn, CT11 9HJ

Application for Listed Building consent for replacement of stone stairs with timber, replacement of timber floorboards and joists, replacement of mains

water pipe and installation of under floor heating together with replacement render to rear projection side elevation.

F/TH/24/0260 – St Laurence in Thanet Junior Academy, Newington Road, CT11 0QX Extension and alteration to car park.

A/TH/24/0455 – Retail Unit 1, Beach Drive

Erection and display of 2no. fascia signs comprising individually internally illuminated lettering on front elevation together with display of internally illuminated menu board inside shop front window.

FH/TH/24/0467 – 14 Dumpton Park Drive

Erection of 1No. rear dormer with installation of 3 No. rooflights to front roof slope to facilitate loft conversion.

R/TH/23/1261 – Cox and Son, 3 Broad Street

Application for the reserved matters of outline permission OL/TH/19/0484 'Outline application with all matters reserved for the erection of a 5 storey building for up to 26No 2 bed, 4No 1 bed and 1No 3 bed self-contained flats with a retail unit at ground floor level following demolition of existing buildings.' for the approval of Access, Appearance, Landscaping, Layout and Scale.