



RAMSGATE TOWN COUNCIL

Minutes of the Planning & Infrastructure Committee

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

Date: Wednesday 9th October 2024 at 7pm

Present: Councillors: Albon, Austin, Makinson (Chair), Nixey & Shonk.
Also in attendance: Miss E Richford, Deputy Town Clerk & FO. Mr D
Williams, Marketing & Communications Officer

234/24 **APOLOGIES**

Apologies were received from Cllrs Wing (Personal commitment) and Hetherington (Personal commitment).

235/24 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

236/24 **MINUTES**

The Minutes of the ordinary Planning & Infrastructure Committee Meeting held on the 11th September 2024 (minutes 201/24 – 206/24) were received and considered.

RESOLUTION: The minutes were approved as a true record.

237/24 **PLANNING APPLICATIONS**

1. F/TH/24/0986 - 29 Grove Road, CT11 9SH

Change of use from 1No 4 bed dwelling to 2No 2-bed dwellings together with erection of two storey side and rear extensions, extension to roof, alterations to fenestration, and erection of cycle stores, following demolition of existing garage and conservatory.

RESOLUTION: Ramsgate Town Council makes no comment on this application.

2. F/TH/24/0911 - Workshop Rear Of 175, High Street, CT11 9TP

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.

RESOLUTION: Ramsgate Town Council makes no comment on this application.

3. TCA/TH/24/1036 - 154 High Street, CT11 9TT

(T1) - Sycamore tree to be removed, and the stump poisoned with ecoplugs to prevent regrowth.

(T2) - Elderflower to have 3 x lowest stems removed.

(T3 and T4) - Cypress removal as close to boundary wall.

(T5) - Cypress contacting the boundary wall to be reduced in height by approx. 3m.

RESOLUTION: Ramsgate Town Council raises no objection to the removal of (T1) – Sycamore, however, if (T3 and T4) two Cypress trees are to be removed then they should be replaced by two in the same garden or elsewhere in the conservation area.

4. F/TH/24/0912 - Kwik-Fit, 2 West Cliff Road, CT11 9JW

Erection of a three, four and five storey building following demolition of existing buildings to provide 21No self-contained flats, comprising of 3No 1-bed, 16No 2-bed and 2No 3-bed, together with commercial unit dentist (Use Class E) at ground floor level and excavation to allow parking at basement level, with associated access and landscaping.

RESOLUTION FELL: Ramsgate Town Council is pleased to see a brown field site being used but raises concerns about the size of the development.

RESOLUTION FELL: Ramsgate Town Council Ramsgate Town Council is pleased to see a brown field site being used and considers the design to be suitable for the area.

RESOLUTION: Ramsgate Town Council makes no comment on this application.

5. F/TH/24/0896 - The Royal, 51 Harbour Parade, CT11 8LJ

Change of use of existing public house (Sui Generis) to commercial unit (Use Class E) at basement, ground and first floors, partial demolition of existing building and erection of five-storey side extension with recessed balconies, second and third floor rear extension, single storey roof extension and roof terrace alterations to fenestration to provide 3No 2-bed apartments, and rearrangement of 2No existing apartments.

RESOLUTION: Ramsgate Town Council repeats its previous comment; the proposal is bulky, obtrusive, out of character with the conservation area, and not in keeping with the street scene. It is recommended that this application is rejected.

6. F/TH/24/1063 - Land Adjacent 1, Carlton Avenue

Erection of 1No 3 bed dwelling with associated access and parking.

RESOLUTION: Ramsgate Town Council makes no comment on this application.

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

238/24

NEIGHBOURHOOD PLAN

The Committee received to note the Ramsgate Neighbourhood Plan Informal Engagement Report and the Informal Engagement Responses (anonymised).

RESOLUTION: The Ramsgate Neighbourhood Plan Informal Engagement Report and the Informal Engagement Responses are noted.

239/24

DATE AND TIME OF NEXT MEETING

Wednesday 13th November 2024 at 7pm.

BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION AND THEREFORE NO COMMENT IS MADE:

FH/TH/24/0968 - 63 Northwood Road, CT12 6RS

Erection of a two-storey side extension with integral garage, erection of a single storey rear extension, extension to front and rear dormers following demolition of garage together with erection of balustrade to form balcony to rear.

F/TH/24/1019 - Glendevon Guest House, 8 Truro Road

Change of use from Guest House (Use Class C1) to temporary residential accommodation comprising of 7No units (Sui Generis) with cycle storage and retained access from Truro Road.

F/TH/24/0913 - 26 Wellington Crescent, CT11 8JD

Change of use of building to 1No 3-bed and 2No 2-bed flats, erection of single storey extension and removal of stairs, part demolition of extension to form open lightwell and installation of external stairs, together with alterations to fenestration and doors, formation of parking area within rear garden following removal of boundary wall and erection of 1.8 metre high timber gates and wall, installation of stairs within front garden following removal of store rooms at lower ground floor level.

L/TH/24/0914 - 26 Wellington Crescent, CT11 8JD

Application for Listed Building Consent for the erection of a single storey extension and removal of stairs, part demolition of extension to form open lightwell and installation of external stairs, together with alterations to fenestration and doors, removal of boundary wall and erection of 1.8 metre high timber gates and wall, installation of stairs within front garden following removal of store rooms at lower ground floor level, internal alterations to facilitate change of use to flats including infilling openings to No 25, erection and removal of walls, installation of internal stairs and repositioning of stairs to third floor.

FH/TH/24/0928 - 31A Chatham Street, CT11 7QA

Erection of single storey rear extension following removal of existing conservatory, alterations and extension of boundary wall, enlargement of lightwell with erection of wall surround with railings and gate.

L/TH/24/0929 - 31A Chatham Street, CT11 7QA

Application for Listed Building Consent for the erection of a single storey rear extension following removal of existing conservatory, enlargement of lightwell with erection of wall surround with railings and gate, removal of internal walls, together with damp proofing within basement.

F/TH/24/0964 - 107B High Street, CT11 9RH

Change of use from Tattoo Studio (Sui Generis) to Retail (Use Class E).

F/TH/24/0972 - 3 Augusta Road, CT11 8JP

Change of use from 9 bedroom HMO to 6 bedroom HMO and 2No 2 bed maisonettes together with replacement of crittall windows with timber framed sash windows, replacement of rooflights with conservation style rooflights, replacement of rear gate, relocation of external rear door and replacement of roof tiles.

L/TH/24/0953 - 3 Augusta Road, CT11 8JP

Application for Listed Building Consent for the replacement of crittall windows with timber framed sash windows, replacement of rooflights with conservation style rooflights, replacement of rear gate, relocation of external rear door, replacement of roof tiles and balcony decking, repainting of front elevation and railings and repointing together with alterations to fenestration and internal alterations.

F/TH/24/0946 - 9 High Street, St Lawrence

Erection of first floor rear extension together with erection of external metal staircase with open balustrade and handrail 1.1 metres high to access to first floor flat entrance to rear.

F/TH/23/1400 - Ivor Thomas Amusements Limited, 100 Grange Road

Erection of a four storey building with sunken ground floor, to facilitate the creation of a 9 no. residential units, consisting of two one bed apartments and seven two bed apartments. with off street parking, landscaping, cycle and bins stores following the demolition of the existing office building.

TPO/TH/24/1014 - The Red House (Clarendon House School) 26 Chapel Place, CT11 9SB

TH/TPO/10(2004)T2 - T1 and T2 - Oak - Cut by 6 metres in the low and mid crown that overhang the rear garden of No.8 Guildford Lawns.

FH/TH/24/0970 - 25 Brecon Square, CT12 6NS

Erection of a single story rear extension with raised access 0.9 metre ramp.

FH/TH/24/0844 - 57 Plains Of Waterloo, CT11 8JE

Erection of extension to rear roofslope to create en-suite facilities.

L/TH/24/0845 - 57 Plains Of Waterloo, CT11 8JE

Application for Listed Building Consent for the erection of extension to rear roofslope to create en-suite facilities.

TPO/TH/24/1081 - St Lukes Church, St Lukes Avenue

TH/TPO/20(1988) - T1 - Holly Tree - Crown Raise by 60cm.

FH/TH/24/1055 - 27 Grasmere Avenue, CT11 0PP

Erection of single storey front and rear side extensions following demolition of existing garage.

FH/TH/24/1042 - Palm Villa, Coastguard Cottages, Pegwell Road,

Installation of timber closeboard and feather-edged fencing over existing palisade fencing on front boundary to a height of 2 metres (retrospective).

FH/TH/24/0803 - 31 Whitehall Road, CT12 6BZ

Formation of vehicular access with hardstanding (retrospective).

F/TH/24/1086 - Phase 2 , Land East And West Of, Haine Road

Formation of temporary vehicular access to site onto Haine Road.

FH/TH/24/1087 - 30 Windermere Avenue, CT11 0PE

Application for variation of condition 2 of planning permission number FH/TH/22/0618 'Erection of a first floor rear extension' to allow an increase in the height of the extension height by 0.15m.

R/TH/24/1052 - Land On South Side Of Manston Court Road And West Side Of, Haine Road

Application for Reserved Matters of outline planning permission OL/TH/18/0261 "Outline application for a mixed development of up to 900 dwellings together with a mix of use classes A1 (retail) A2 (Financial and professional services) A3 (restaurants and cafe) A4 (drinking establishments) A5 (hot food takeaways) B1 (business) C1 (Hotel) D1 (nonresidential institution) D2 (assembly and leisure) and a two form entry primary school, together with ancillary and associated development including new and enhanced pedestrian / cycle routes and open spaces, car parking and vehicular access with all matters reserved except for access" for 451 dwellings including access, appearance, landscaping, layout and scale.

TCA/TH/24/1105 - Car Park, Pier Yard, The Royal Harbour

1No Whitebeam – Fell.

L/TH/24/1006 - East Cliff House, 30 Wellington Crescent

Application for Listed Building Consent for the repointing of brickwork to front elevation (retrospective).

L/TH/24/1106 - Townley House, 46 Chatham Street

Application for listed building consent for replacement of existing vehicular access gate to the South elevation with a 2m high galvanised steel gate.