



RAMSGATE TOWN COUNCIL

Minutes of the Planning and Environment Committee

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

Date: Wednesday 8 November 2017

Present: Councillors; Brown, Campbell, Connor, J Fairbrass, L Fairbrass, Fenner, Falcon, Kennedy, Shonk, Stummer-Schmertzling, and Young.

Also in attendance; E. Richford – Deputy Town Clerk and D. Williams – Technical Officer.

109 **APOLOGIES**

Apologies were received from Cllrs Larkins, Martin, L Piper and S Piper.

110 **DECLARATIONS OF INTEREST**

None declared.

111 **MINUTES**

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;

The minutes of the meeting held on 11 October 2017 (minutes 104 to 108) were agreed as a true record.

RESOLVED

112 **PLANNING APPLICATIONS**

OL/TH/16/0550 – Manston Airport, Manston Road, Manston

Comprehensive redevelopment of the site involving the demolition of existing buildings and structures and removal of hard standing and associated infrastructure, and provision of mixed use development. Application submitted in hybrid form (part-outline and part-detailed).

The outline element comprises an outline planning application (with all matters except Access reserved for future determination) for the provision of buildings/floorspace for the following uses; Employment (Use Classes B1a-c/B2/B8), Residential (Use Classes C3/C2), Retail (Use Classes A1-A5), Education and other non-residential institutions (Use Class D1), Sport and Recreation (Use Class D2), Hotel (Use Class C1), Open space/landscaping (including outdoor sport/recreation

facilities), Car Parking, Infrastructure (including roads and utilities), Site preparation and other associated works.

The full/detailed element of the application comprises; change of use of retained existing buildings, Development of Phase 1 comprising four industrial units (Use Class B1c/B2/B8) with ancillary car parking and associated infrastructure, Access.

The committee received an explanation of the application from Iain Livingstone, Planning Application Manager and Case Officer.

The committee thanked Iain for attending but decided to make no formal comment at this stage of the application process, welcoming further explanations as deemed necessary.

F/TH/17/1253 – 10 Leigh Road, CT12 5EU

Erection of 8No. industrial units (Use Class B1(c)) together with new vehicular access following demolition of existing building.

Proposed by: Councillor Campbell **Seconded by:** Councillor Shonk that;

Ramsgate Town Council raises no objection to this application.

RESOLVED

TPO/TH/17/1489 – 23 Sundew Grove, CT11 7PL

1No. Lime Tree – Fell

Proposed by: Councillor Campbell **Seconded by:** Councillor Connor that;

Thanet District Council should receive an arboriculturist report in relation to the condition of the 1No. Lime tree before determination of the application.

RESOLVED

TPO/TH/17/1461 – Land Rear of 10 to 16, St. Mildreds Avenue, CT11 0HU

TH/TPO/8(2006) – 1No Sycamore (T1) – Fell, 4No Elm (G2) – Fell

Proposed by: Councillor Campbell **Seconded by:** Councillor Kennedy that;

Thanet District Council should receive an arboriculturist report in relation to the condition and need to fell the 1No. Sycamore tree and 4No. Elm trees before determination of the application. Substantial re-planting scheme should also be implemented.

RESOLVED

FH/TH/17/1525 – 44 Hardres Street, CT11 8QF

Erection of first floor extension with car port at ground floor together with conversion of store at ground floor to bedroom.

Proposed by: Councillor Campbell **Seconded by:** Councillor Young that;

Thanet District Council should ensure that there is no detrimental impact on the conservation area.

RESOLVED

F/TH/17/1508 – 81-85 High Street

Construction of a 4 Storey Block to provide 8No 1 Bedroom and 8No 2 Bedroom Self Contained Flats.

Proposed by: Councillor Campbell **Seconded by:** Councillor Shonk that;

Ramsgate Town Council considers this to be overdevelopment in a conservation and sensitive traffic area.

RESOLVED

A/TH/17/1465 – 49 Harbour Parade, CT11 9LJ

Relocation of existing fascia sign to above new entrance.

Proposed by: Councillor Campbell **Seconded by:** Councillor Young that;

Ramsgate Town Council raises no objection to this application.

RESOLVED

F/TH/17/1464 – 49 Harbour Parade, CT11 9LJ

Alterations to shopfront to provide lobby together with the erection of a folding canopy to front.

Proposed by: Councillor Campbell **Seconded by:** Councillor Young that;

Ramsgate Town Council raises no objection to this application.

RESOLVED

R/TH/17/1485 – Land At, New Haine Road

Reserved matters application for the approval of access, layout, scale, landscaping and appearance for the erection of 54 dwellings (Phase 1) pursuant to outline planning permission OL/TH/11/0910 for mixed-use development for up to 550 dwellings; up to 63,000sqm (Class B1) business floorspace; car showroom; a new local centre comprising up to 2,000sqm convenience retail (Class A1, A2, A3),

community facilities up to 5,000sqm (Class D1/D2) and community healthcare up to 1,200sqm (Class D1); and associated highway works with all matters reserved.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;
Ramsgate Town Council raises no objection to this application.

RESOLVED

TCA/TH/17/1538 – West Cliff Lodge, St Augustine Road

4No Sycamore – Fell

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;

Thanet District Council should receive an arboriculturist report in relation to the condition of the 4No. Sycamore trees before determination of the application.

RESOLVED

TCA/TH/17/1539 – 4 Nelson Crescent

2No Sycamore – Re pollard

Proposed by: Councillor L Fairbrass **Seconded by:** Councillor Campbell that;

Ramsgate Town Council raises no objection to this application.

RESOLVED

L/TH/17/0861 – Farleys, 46 – 54 Chatham Street

Application for Listed Building Consent for the conversion of Townley House to 10no. self-contained flats, to include internal and external alterations following demolition of rear extension and outbuildings.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;

Ramsgate Town Council raises no objection to this application.

RESOLVED

F/TH/17/0860 – Farleys, 46 – 54 Chatham Street

Change of use and conversion of Townley House from retail and storage to 10no. self-contained flats, following demolition of rear extension, and erection of 9no. dwellings and 4no. self-contained flats, with associated parking, landscaping and boundary treatment, following demolition of outbuildings to rear and 48-54 Chatham Street.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;

Ramsgate Town Council raises no objection to this application. RESOLVED

L/TH/17/1490 – Kumar, 2 Effingham Street

Application for Listed Building Consent for the installation of 2no. air conditioning units together with 2no. mechanic units to the external rear elevation.

Proposed by: Councillor Campbell **Seconded by:** Councillor Shonk that;

Ramsgate Town Council raises no objection to this application.

RESOLVED

FH/TH/17/1531 – 28 Mayforth Gardens, CT11 0LL

Hip to gable end enlargement of roof along with the erection of two storey rear extension, following demolition of existing conservatory.

Proposed by: Councillor Campbell **Seconded by:** Councillor Young that;

Ramsgate Town Council considers this application to be out of character and raises concerns over the possible impact on the street scene.

RESOLVED

F/TH/17/1554 – 21 The Retreat, CT12 6ET

Erection of a two storey two bedroom detached dwelling with associated parking.

Proposed by: Councillor Campbell **Seconded by:** Councillor Shonk that;

Ramsgate Town Council objects to this application considering it to be overdevelopment on a restricted site.

RESOLVED

L/TH/17/1537 – 3 Guildford Lawn, CT11 9AY

Application for Listed Building Consent for internal alterations to the first floor including removal and erection of non-original partition walls.

Proposed by: Councillor Campbell **Seconded by:** Councillor L Fairbrass that;

Ramsgate Town Council raises no objection to this application.

RESOLVED

F/TH/17/1519 – 34 – 40 Harbour Street, CT11 8HA

Change of use of offices (Use Class B1) to 2no. 2-bed self-contained flats.

Proposed by: Councillor Campbell **Seconded by:** Councillor Shonk that;

Ramsgate Town Council strongly supports the Environmental Officer's recommendation to refuse this application. RESOLVED

BELOW ARE PLANNING APPLICATIONS THAT WERE NOT CALLED IN FOR CONSIDERATION AND THEREFORE RAMSGATE TOWN COUNCIL MAKES NO COMMENT;

FH/TH/17/1471 – 96 Margate Road, CT11 7SQ

Formation of vehicular access.

F/TH/17/1501 – Lord of the Manor, Canterbury Road East

Change of use of land for the siting of storage containers, plant machinery and tools.

F/TH/17/1337 – 17 Albert Court, CT11 9DN

Erection of a flue.

113 **TOWN CLERK'S REPORT**

There was nothing to report.

The Chairman closed the meeting at 8.25pm.