

**A09**

**F/TH/15/0245**

PROPOSAL: Formation of new access to East Pier and alterations to hard surfacing

LOCATION: EAST PIER, THE ROYAL HARBOUR, RAMSGATE

WARD: Central Harbour

APPLICANT: Thanet District Council.

RECOMMENDATION: **Approve**

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**GROUND:**

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 14-245-01-CS and 14-245-02-CS, received 30 March 2015.

**GROUND:**

To secure the proper development of the area.

- 3 Prior to the first use of the vehicular access hereby approved, all necessary works to the highway, as shown on the approved plans, shall be completed.

**GROUND:**

In the interests of highway safety.

**INFORMATIVE**

It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site.

## SITE, LOCATION AND DESCRIPTION

The site is located off Harbour Parade, Ramsgate, an area that is pre-dominantly characterised by commercial development, and forms part of the Ramsgate Conservation Area. The application site is located between the clockhouse and the Pavilion (both of which are Grade II Listed buildings) and in front of the slipways. The land is currently used as public amenity space.

## RELEVANT PLANNING HISTORY

No relevant planning history.

## PROPOSED DEVELOPMENT

The application is for the creation of a new access with dropped kerb onto Harbour Parade, in order to provide a more direct access route for vehicles wishing to access the slipways. Access to the slipways is currently via the existing public carpark located to the front of the Clockhouse. The proposed access is the first phase of a larger project for public realm improvements in the area. As a result of the proposal, 2no. on-street car parking spaces will be lost, and a number of bollards will be removed adjacent to the highway and the existing access road. The proposed access road is of a level and finish to match the existing amenity space.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan (2006)**

Policy D1 - Design

Policy EC8 - Ramsgate Waterfront

## NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. Two letters of objection have been received. The main concerns are:

- destroy maintenance of maritime commerce at this site,
- slipways are not only functional but are of heritage value,
- vehicular access for the fishing fleet and other marine users is essential as currently arranged,
- not in keeping with conservation area,
- complex mix of maritime commerce and leisure should be maintained and encouraged,
- ingress and exit of vehicles at the obelisk will create more risks for pedestrians and also reduce Harbour parade parking.

**Ramsgate Town Council** - Fully support the application. Suggest that the sign indicating access to the harbour arm and brasserie is moved to the new entrance.

**Ramsgate CAAG** - No objections to plans but surface treatment in a conservation area is of concern as is the need to consider impact on neighbouring projects.

## CONSULTATIONS

**KCC Highways and Transportation** - No objections

**Conservation Officer** - No objections

## COMMENTS

This application is brought before planning committee as Thanet District Council is the applicant.

### **Principle**

New development in Ramsgate Royal Harbour that supports mixed leisure and Marina activities is considered to be acceptable, subject to the consideration of the location, design and materials, and in accordance with Policy EC8 of the Thanet Local Plan.

### **Character and Appearance**

The proposed dropped kerb is located within Harbour Parade, where there are other dropped kerbs, and the relocated access road leading down to the slipway is to be built to match the level and finish of the existing amenity space. Some bollards are to be removed adjacent to the highway, and adjacent to the existing access road, but the loss of these will not impact upon the character of the area. The Conservation Officer has raised no objections with the proposed works, on the basis that the materials are to match.

The impact upon the character and appearance of the surrounding conservation area is therefore considered to be acceptable.

### **Highway Safety**

KCC Highways and Transportation have been consulted, and having assessed the plans requested additional information to demonstrate that the turning radius into the site was suitable for larger vehicles and cranes, both of which would need to gain access to the slipways. An additional plan showing that the necessary turning radiuses are achievable has been submitted, to which KCC Highways and Transportation raise no objections. The proposed access has suitable visibility and is suitable to accommodate the vehicles that will use it, and KCC therefore raise no objections in respect of highway matters subject to a condition requiring the completion of the necessary works on the highway prior to the use of the access commencing.

Whilst 2no. parking spaces are being lost as a result of the proposed works, this will not significantly impact upon highway amenity, and there is a multi-storey carpark with spare capacity located in close proximity to the site.

The proposed works do not result in the loss of access to any of the existing businesses or uses at the harbour.

### **Other Issues**

Ramsgate Town Council have suggested that the sign indicating access to the harbour arm and brasserie be relocated to the new vehicular entrance to the access road. In response to this the applicant has advised that a full new signage scheme is being considered for the area as part of the overall project plan.

### **Conclusion**

In conclusion, the proposed development forms part of an improvement plan for the public realm, and given that the impact upon the character and appearance of the area and highway safety is considered to be acceptable, it is recommended that members approve the application.

CASE OFFICER  
Emma Fibbens

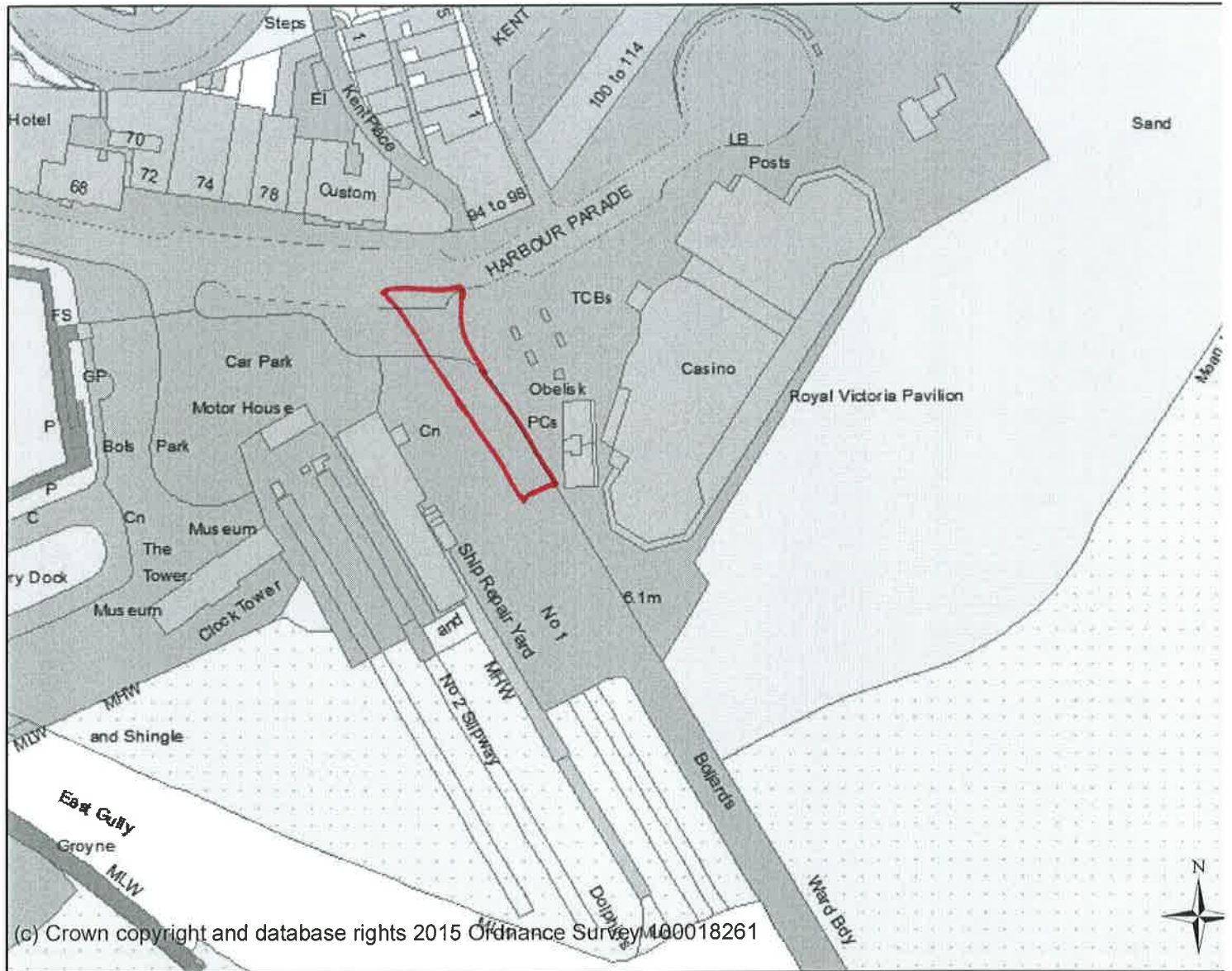
# Title: F/TH/15/0245

Project name: EAST PIER, THE ROYAL HARBOUR

Notes:

Scale: 1:1,250

Author:



Legend

F/TH/15/0245

EAST PIER, THE ROYAL HARBOUR, RAMSGATE

