



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held at 6.00pm on Tuesday 31st March 2015

At Sandgate Parish Council/Library Offices
James Morris Court, Sandgate High Street, Sandgate.

These Minutes will only be deemed to be a correct record of the meeting when approved and signed at the next meeting

The meeting opened at 6.00pm. There were 12 members of the public in attendance.

Present:	Chairman	Cllr Gary Fuller
	Councillors	Tim Prater and Leo Griggs
	Clerk	G Thomas

1. **Apologies for absence:** Cllrs N Bliss, M Findlay-Stone and M Fitch
2. **Declarations of Interest** – none declared
3. **Minutes of the last meeting** – the minutes of the meeting held on 10th March 2015, having been previously circulated, were approved as a correct record and signed.
Proposed by: Cllr L Griggs
Seconded by: Cllr T Prater
Agreed by all

Cllr G Fuller decided to alter the agenda order due to the number of attendees present for agenda item 5 Land adjoining 14 The Corniche. So agenda item number 5 becomes number 4.

4. Land adjoining 14 The Corniche

Cllr Fuller said that he had met with interested parties regarding this item two weeks ago and informed them that this would be discussed the next Planning meeting.

Mr Loveday, the owner of the property, said he felt that attempts had been made to exclude him from the meeting, but Cllr Fuller explained that this was an open meeting advertised on parish council bulletin boards and the council website.

Mr Simon Dobson had asked to give a short presentation on behalf of a number the residents on The Corniche. Cllr Fuller agreed and asked that a copy of this presentation be sent to the parish clerk (*which has subsequently been done*). The presentation addressed concerns relating to land stability, drainage and ecological concerns. The parish council was asked to facilitate a thorough discussion between the residents and Shepway District Council.

Cllr Fuller thanked Mr Dobson for the ‘excellent and informative’ presentation and asked if there were any questions, statements or rebuttals from the audience. There were none.

Cllr Fuller said that an email had been received on 23rd March 2015 from Dave Sephton saying that concerns regarding the site were under investigation by SDC Planning.

Actions: The parish clerk was asked by Cllr Fuller to:

- Ascertain whether planning permission had expired
- Contact Building Control and get a statement regarding their position
- Contact Kent Highways for their views regarding the condition of the road
- Get a written statement from the tree officer Dave Sephton
- Contact Southern Water
- Contact Development Control regarding any soil investigation reports.
- Contact Mr Newcomb of Natural England –regarding the badger setts on site

Mr Loveday said that he had had two reports produced and Cllr Fuller asked if it would be possible if he could send them to the parish clerk.

Cllr Fuller also asked if there were any additional images of the site available. Cllr Prater said that it was crucial to gather all the information for further discussion and also crucial to ensure the safety and appropriate development of the area.

Cllr Fuller said that on receipt of all the required documentation, a further meeting would be convened. The attendees were asked to provide an email address if they would like to be informed about this meeting.

5. Planning applications for discussion

Y15/0229/ SH	122 Sandgate High Street	2 metre overall crown reduction, crown clean and removal of low epicormic growth of one ash tree situated within a conservation area	Received 11th March 2015 Comments by 1st April 2015 No objection For: 3 Against: 0; Abstentions: 0 Interest declared: 0
Y15/0263/ SH	San Remo 4 The Riviera Sandgate	Erection of Rear Conservatory	Received 20th March 2015 Comments by 10th April 2015 No objection For: 3 Against: 0; Abstentions: 0 Interest declared: 0
Y15/0258/ SH	10 Chichester Road Sandgate	Alterations to existing dormer window to southeast roof slope to install a balcony and other alterations to the fenestration	Received 23rd March 2015 Comments by 13th April 2015 <i>Referred until 7th April</i>
Y15/0271/ SH	Seaholme 14 The Riviera	Alteration of existing flat roof to form balcony together with replacement windows and doors	Received 26 March 2015 Comments by 16 April 2015 No objection For: 2 Against: 0 Abstentions:1 Interest declared: 0

6. Land adjoining 5 Radnor Cliff – no update

7. Shorncliffe Development

Cllr L Griggs said that he had spoken on the behalf of the parish council at the Development Control meeting last week. He said that this application had been approved with conditions. Cllr Griggs said that a good case had been presented regarding the Horn Street Bridge that indicated that the new signalling and development around the bridge would improve its condition and that the bridge would have been unviable in ten years' time without this work.

Cllr Griggs also said the conditions had been put into place detailing the upkeep of heritage buildings and that the Sandgate Design Statement was to be referred to in later development plans.

8. Update on previous planning applications

Y14/1288/SH 10 Radnor Cliff – approved with conditions
Y15/0029/SH Greenway Sunnyside Road – LDC- approve
Y15/0051/SH 19 Radnor Cliff – approved with conditions
Y14/1287/SH 10 Radnor Cliff- approved with conditions
Y15/0050/SH 42 Sandgate High Street – approved with conditions
Y15/0080/SH Cirilla Radnor Cliff Crescent –approved with conditions

9. Correspondance

Email received from Cllr L Griggs on 12th March indicating his willingness to speak at the Shorncliffe Development Control meeting.

Email received from Mr Tony Jewell on 12th March thanking the parish clerk in ascertaining that a stone wall on Rabbit Hill was not listed.

Email received 19th March from Mr Paul Howson Senior Planning Officer regarding planning application Y15/0041/SH-116 Sandgate High Street. Mr Howson offered the council another opportunity to comment on the conversion of the building into three flats. Cllr Prater said that he had replied to Mr Howson.

10. Information- there was none.

11. Date of the next Planning Meeting – 6.30 p.m. 7th April 2015.

The meeting ended at 7.00pm

Signed by the Planning Committee Chairman.....Date.....