



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held at 6.00 on Tuesday 28th April 2015

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

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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 6.10pm. There were 6 members of the public in attendance.

**Present:**            **Chairman**            **Cllr Gary Fuller**  
                         **Councillors**       **Nina Bliss, Marjorie Findlay-Stone & Tim Prater**  
                         **The Chairman of the Council was also in attendance**

**Clerk**                    **G Thomas**

1.    **Apologies for absence:** Cllr L Griggs, M Fitch
2.    **Declarations of Interest** – None
3.    **Minutes of the last meeting** – the minutes of the meeting held on 07<sup>th</sup> April 2015, having been previously circulated, were approved as a correct record and signed.  
      **Proposed by:** Cllr N Bliss  
      **Seconded by:** Cllr M Findlay-Stone  
      **Agreed by all**

4.    **Planning applications for discussion**

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| Y15/0344/SH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 5 Sandgate High Street | Change of use and conversion of building to 3 self-contained flats together with external alternations | Received 10 <sup>th</sup> April 2015<br>Comments 1 <sup>st</sup> May 2015<br><span style="color: red;"><b>Objection</b></span><br><span style="color: red;"><b>For: 5 Against: 0 Abstentions:0</b></span><br><span style="color: red;"><b>Interest declared: 0</b></span> |
| Y15/0344/SH<br>Objection of basis of : <ol style="list-style-type: none"><li>1) Loss of another retail unit in the High Street</li><li>2) Commercial property with commercial covenant</li><li>3) Over intensive accommodation</li><li>4) Increase volume of sewerage and drainage will overstretch the existing infrastructure of the area</li><li>5) No provision for parking –SDS 11</li><li>6) Windows overlooking neighbouring properties</li><li>7) Lack of amenity space</li><li>8) First floor cycle store and bin store is substandard and clearly inaccessible</li></ol> |                        |                                                                                                        |                                                                                                                                                                                                                                                                           |

- 4.1 Email dated 27<sup>th</sup> April received from Melanie Chalk regarding her concerns about this development, these included parking problems, overstretched drainage systems, lack of privacy and over intensive accommodation. Mrs Chalk also attended the committee to discuss her concerns.

As a number of members of the public were in attendance regarding item 5, the Chairman brought this item forward.

## **5. Land adjoining 14 The Corniche**

5.1 The assistant clerk gave the committee her report about her enquiries regarding this site:

- Clerk received copy of presentation from Simon Dobson;
- SPC received copy of Latchgate report from Ron Loveday - 2nd April;
- Clerk spoke to Highways Steward 7<sup>th</sup> April and received email 8<sup>th</sup> April that the highway was not currently at intervention level but shall be monitored;
- SPC received email from Nick Lewington 7<sup>th</sup> April that he had no current issues with this site in connection with land stability and drainage;
- SPC received email from Ron Loveday 10<sup>th</sup> April that he had appointed Roger Joyce to move project forward;
- SPC received email from Paul Hayward Building Control Officer 13<sup>th</sup> April that a soil investigation was provided for the site but it did not address all the issues needed to sign off the landslip condition and was provided after the works had started and after the application had expired;
- SPC received email from David Sephton 14<sup>th</sup> April that the planning enforcement team were looking at the site at present and that they would advise him accordingly;
- Clerk spoke to Martin Newcombe 17<sup>th</sup> April regarding badger setts on the site and he said that he now had cause for concern regarding their continuing well-being if there is to be a new application for two properties – email received from Mr Newcombe – 19<sup>th</sup> April 2015;
- Clerk spoke to Southern Water 21<sup>st</sup> April and they were unaware of any problems on the site. The last mention of the area that they had recorded was in 2011. They agreed to send contractors to look at the site and to ascertain if there were any drainage problems relating to the site. 24<sup>th</sup> April: clerk spoke to Southern Water and they have visited the site and are undertaking further investigations to ascertain whereabouts of drains and sewers and ownership.

5.2 Cllr Prater suggested that it would be useful for SPC to have contact with both owner and architect.

5.3 Cllr M Findlay-Stone said that the original plans had been for a building in the trees and it would be preferable if any future plans could incorporate this idea.

5.4 One of the public in attendance said that an individual in an SDC jacket had been seen working on the land.

**Action: on receipt of a copy of a photograph of this individual, the clerk was asked to forward it to SPC to ascertain the person's identity.**

5.5 Email received from Ms Marion Buckler on 26<sup>th</sup> April 2015 regarding her concern about possible harm to badger setts, in the event of the building of two houses on the site.

**Action: The clerk was asked to contact the enforcement team to ask for any additional information.**

**Action: The clerk as asked to contact SDC Planning to seek reassurance that the land is stable.**

**Action: The clerk was asked to ensure that in future agendas, the agenda item regarding the land adjoining 14 The Corniche should clearly indicate if there had been any updates.**

#### 4. *Planning applications for discussion continued...*

|             |                           |                                                                                    |                                                                                                                                                            |
|-------------|---------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Y15/0347/SH | Absolut The Corniche      | Installation of Balcony to front (south elevation)                                 | Received 17 <sup>th</sup> April 2015<br>Comments by 8 <sup>th</sup> May 2015<br>No objection<br>For: 5 Against : 0 Abstentions: 5<br>Interest declared : 0 |
| Y15/0343/SH | 47 Chichester Road        | Erection of a single storey rear/side extension                                    | Received 17 <sup>th</sup> April 2015<br>Comments by 7 <sup>th</sup> May 2015<br>For: 5 Against: 0 Abstention: 0<br>Interest declared: 0                    |
| Y15/0408/SH | 55 Military Road Sandgate | Crown reduction of three holm oaks subject of tree preservation order No 2 of 1964 | Received 23 <sup>rd</sup> April 2015<br>Comments by 14 <sup>th</sup> May 2015<br>For: 5 Against: 0 Abstention: 0<br>Interest declared: 0                   |

#### 6. **Land adjoining 5 Radnor Cliff**

Cllr Findlay-Stone said that she had written to Mr Chris Lewis regarding the possible landslip and also rubbish that had occurred on the site. Mr Nick Lewington visited the site and the rubbish was cleared and Cllr Findlay-Stone was reassured that there had been no landslip.

An email was received from Mr John Macauley, Planning Enforcement Officer, on 27<sup>th</sup> April 2015 to confirm the clearance of rubbish and that the land was stable.

**Action: the clerk was asked to contact Planning / Building Control and establish if the owner had fulfilled all conditions prior to the commencement of building works.**

**Action: the clerk was asked to ensure that, in future agendas, the agenda item regarding the land adjoining Radnor Cliff should clearly indicate if there had been any updates.**

#### 7. **Shorncliffe Development**

Mr Roger Joyce said that although the Shorncliffe Development had been approved, because of objections made by Sports England, the development had been referred to the National Planning Casework Unit.

#### 8. **Update on previous planning applications**

Y15/0082/SH 3 East Cliff House - Refused

Y15/0188/SH Eversley College – Approved with conditions

Y15/0131/SH Land opposite 21 Encombe – Approved with conditions

Y15/0184 32 Sandgate Esplanade – Approved with conditions

#### 9. **Correspondence**

9.1 Email received from Ms M Buckler - discussed at item 5

9.2 Email received from Ms M Chalk - discussed at item 4

9.3 Email received Cllr M Findlay-Stone - discussed at item 6

#### 10. **Information** Cllr M Findlay-Stone said that she felt the Design Statement should be in front of the SDC Planning Committee when they make planning judgements.

**Actions: after the election the Planning Committee Officer and Development Control Officers to be given a copy of the SDS – to be agreed at the Main Parish meeting.**

#### 11. Date of next meeting: TBC

The meeting ended at 7.30pm.

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