



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held at 8.15pm on Tuesday 1st July 2014

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 started at 8.15pm. There were 4 members of the public in attendance.

Present: **Chairman** **Cllr Gary Fuller**
 Councillors **Michael Fitch, Leo Griggs, Tim Prater and Marjorie Findlay-Stone.**

1. **Apologies for absence:** Cllrs Nina Bliss and Vanessa Reay
2. **Declarations of Interest** – Cllr Leo Griggs declared a non-prejudicial interest in Y140300/SH
3. **Minutes of the last meeting** – the minutes of the meeting held on 17th June, having been previously circulated, were approved as a correct record and signed.
 Proposed by: Cllr Tim Prater
 Seconded by: Cllr Vanessa Reay
 Agreed by all
4. **Planning applications for discussion**

Y14/0700/SH	10 Upper Corniche Sandgate Folkestone	Installation of an enlargement to the existing rear balcony	Received 17th June 2014 Comments by 7th July 2014 No objection For 5 Against 0 Abstentions 0 Interest declared 0
Y14/0300/SH	Shorncliffe Garrison Folkestone	Hybrid application for the redevelopment of land at Shorncliffe Garrison application for outline permission (with all matters reserved) for demolition of existing buildings (with the exception of the listed buildings and water tower) and the erection of up to 906 dwellings including affordable housing, community services and facilities	Received 5 June 2014 Comments by 11th July 2014 Objection For 5 Against 0 Abstentions 0 Interest declared 1 (non prejudicial) Comments below:

Comments regarding application Y14/0300/SH

Sandgate Parish Council Planning Committee objects to application Y14/0300/SH on the following grounds:

- ☐ The bridge, the junctions, and the stretch of road outside of the school in Horn Street are unable to handle the additional traffic movements as a result of this development. The bridge needs to be widened so that two vehicles are able to easily and safely make use of it at the same time. This could coincide with works to raise the bridge ready for overhead electrification. We are not convinced that the traffic assessments carried out to date have any validity or reliability. We are adamant that the bridge is unable to accommodate 900 movements each way per hour.
- ☐ There is insufficient provision of single bedroom dwellings suitable for use as social housing in this large scale development at this stage. The first phase contains plans for only one single bedroom property. This type of housing

is a priority at this stage, in order to cater for changes in local housing needs brought about by the removal of the spare room subsidy.

- ☐ There is inadequate provision of drainage to ensure that the site and the properties directly below it, towards the sea shore, are protected from the risk of potential flooding caused by surface water run-off or issues with the sewer system as a result of increased load due to the additional properties. We cannot accept that the new properties will result in a reduction in sewerage load.
- ☐ The plans as presented do not represent an example of innovative design, of architectural excellence, or of a unique character for Shorncliffe. The resultant housing will be of bland design and will be lacking in character when compared with numerous existing examples of both modern, historical, and military architecture in the Shepway District and the town of Folkestone.
- ☐ The development fails to show evidence of a commitment to sustainable generation of renewable energy through the provision of air source heat pumps, biomass, ground source heat pumps, micro-CHP (micro combined heat and power), smallscale hydro, solar photovoltaic, solar thermal hot water, and/or wind energy micro-generation solutions.
- ☐ Demolition of buildings located upon the wider site should not be considered until a full survey of all potential heritage assets has taken place with due consideration given to the potential for re-using non-designated heritage assets.
- ☐ The development does not currently incorporate sufficient innovative public transport provisions aimed at reducing the reliance of residents and visitors upon cars rather than public transport.
- ☐ The non-developed areas covered by the management plan have insufficient detail on the potential effect of additional usages, such as tourism to the Redoubt.

4.1 The members of the public present gave their opinions and agreed with the Parish Council's comments regarding the Shorncliffe Garrison development.

5. Update on previous planning applications:

Y14/0038/NMC 28 Radnor Cliff Folkestone- Approved
Y14/0476/SH 11 Temeraire Heights Sandgate- Approved with condition
Y14/0489/SH Seacroft Lodge Brewers Hill – Approved with condition
Y14/0142/SH Neale Cottage Sandgate- Approved with conditions
TPO 19OF 2013 – Confirmed without modification
Y14/0264/SH – Pinehurst Radnor Cliff – Approved with conditions

6. Correspondence – An email from Joanna Webb from Taylor Wimpey responding to questions asked at the previous Planning meeting. An email from KALC recording its lack of confidence in Shepway District Council's move to e-planning.

7. Information – there was no further information.

8. Date of the next Planning Meeting – 8th July 2014 at 6.00pm.

The meeting ended at 9.10pm

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