



**SANDGATE PARISH COUNCIL**  
**Minutes of a PLANNING COMMITTEE MEETING**  
**Held at 6.00 on Tuesday 21<sup>st</sup> July 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 6.00pm. There were 17 members of the public in attendance.

**Present:**            **Chairman**            **Cllr Gary Fuller**  
                         **Councillors**       **Nina Bliss, Tim Prater, Nabin Siwa, Adrian Watts, Guy Valentine-Neale**  
                         **The Chairman of the Council was also in attendance**  
                         **Clerk**                **A Oates**

1.    **Apologies for absence:** Cllrs Leo Griggs and Michael Fitch
2.    **Declarations of Interest** – there was none
3.    **Minutes of the last meeting** – the minutes of the meeting held on 30<sup>th</sup> June 2015, having been previously circulated, were approved as a correct record and signed.  
      **Proposed by:** Cllr N Bliss  
      **Seconded by:** Cllr G Valentine-Neale  
      **Agreed by all**

***Due to the attendance of a number of people in the public gallery, the chairman brought forward item 5 of the agenda to item 4.***

4.    **Land adjoining 14 The Corniche**
  - 4.1    The clerk gave a brief synopsis of the briefing note that had previously been distributed. The planning chairman also read out the conclusion that, after extensive emails and discussions with officers at SDC, Building Control and Planning do not have any concerns regarding the inherent stability of the site, while Kent Highways will install a barrier to improve safety on the carriageway.
  - 4.2    An email had been received earlier in the day from Roger Joyce, who is the newly appointed architect; this had previously been circulated. This included mention that Mr Loveday intends to reinstate the original planning permission ref Y10/1054/SH; that SDC planning had asked for updated reports on badgers; that new structural engineers had been appointed who would deal with the immediate needs of Building Control in respect of the Dangerous Structure Notice and to also design a permanent structural solution and that Building Control had accepted the temporary stabilisation works as an interim measure to satisfy the Dangerous Structure Notice.
  - 4.3    The planning chairman invited members of the public to speak: there were continuing concerns about the stability of the site until the building is constructed; the metal sheeting and telegraph poles are moving; soil is breaching the gabion wall; there were queries as to its stability and queries about time scales, e.g how long the temporary solution would be in place. Correspondence sent to SDC had been acknowledged but not yet replied to.

- 4.4 SDC officers' various responses to the parish council were included within the briefing note; there had not been any other communication.
- 4.5 Regarding the previous agreement that SPC would look into the costs of funding its own land surveys and building control assessments, the parish council had been told that, without details, obtaining a quote would not be possible. Cllr Fuller said that the parish council would therefore put a proposal together in order to obtain a quote; this would include the Latchgate condition.
- 4.6 Roger Joyce offered to answer some of the queries: he would like copies of the correspondence sent to SDC by the residents; a Dangerous Building order had been served on the land owner, Mr Loveday, and he was aware that he has to comply with S78 Dangerous Building – Emergency Measures, of the Building Act 1984. Mr Joyce would convey the residents' concerns about the soil seepage to Mr Loveday.
- 4.7 It was suggested that Mr Loveday and Mr Joyce hold a separate meeting with all concerned residents.
- 4.8 Members were incredulous that a Dangerous Building Notice had been issued but there had been no mention of this by SDC in any of the correspondence received. Members were very angered when informed by Mr Joyce that this had been served last year and wanted to know what the time scales are. Mr Joyce added that, should the conditions within the notice not be carried out within the set time scale, then SDC could authorise that the works be done and then charge the landowner for this work.
- 4.9 Members agreed that now that a new application had been submitted to SDC, which was awaiting validation, everyone concerned would be able to see what was planned and see the surveys etc. However, even if the application was almost a replication of the original application, which had received consent and then had run out, the new application would need to address plans to make good the damage that had been done to the site – how the site would be re-instated since the trees had been felled.

**It was proposed:**

- (1) That the parish council liaises with Roger Joyce to set up a meeting with residents and the land owner; it was felt that this should be after the planning application has become public, and after allowing time for it to be assessed. Mr Loveday needs to repair the relationship with the residents. The library was offered as a potential meeting place. Residents would also be invited to share their views on the new planning application with the parish council.
- (2) That a copy of the Dangerous Building Notice that was served on the land owner be obtained.
- (3) That SDC is written to asking why the parish council was not informed about the Dangerous Building Notice and what the time frames are for the temporary measures.
- (4) That the council ascertains if there are any conditions within the Notice about the cleanliness of the site and soil run-off.
- (5) That SDC is contacted and chased up to respond to the residents' correspondence.

**Proposed by:** Cllr Tim Prater

**Seconded by:** Cllr Gary Fuller

**Agreed by all**

**It was further agreed that all actions would be reviewed at a planning meeting on Tuesday 18<sup>th</sup> August, to commence at 6pm. The most immediate action was to obtain a copy of the Dangerous Building Notice served on the landowner. Cllr Fuller would liaise direct with Mr Joyce and with Mr Simon Horton for the residents.**

## 5 Planning applications for discussion

<b>Y15/0603/SH</b>	<b>Grafton Cottage Sandgate</b>	Erection of a single story rear extension and internal alterations to layout	<b>Received 12<sup>th</sup> June 2015</b> <b>Comments deferred to 24<sup>th</sup> July 2015</b>  <b>No objection</b> <b>For: 7; Against: 0; Abstentions: 0;</b> <b>Interest declared: 0</b>
<b>Y15/0675/SH</b>	<b>Grafton Cottage Sandgate Esplanade</b>	Listed building consent for the erection of a single storey rear extension and internal alterations to include demolition of wall, erection of new partition walls, blocking of existing and creation of new internal openings <i>This has been amended from the original description, as per letter received from SDC Planning 17<sup>th</sup> July</i>	<b>Received 3<sup>rd</sup> July 2015</b> <b>Comments by 24<sup>th</sup> July 2015</b>  <b>No objection</b> <b>For: 7; Against: 0; Abstentions: 0;</b> <b>Interest declared: 0</b>
<b>Y15/0700/SH</b>	<b>The Cottage Hillside Sandgate</b>	Two storey extension together with alterations to entrance and addition of basement swimming pool	<b>Received 14<sup>th</sup> July 2015</b> <b>Comments by 4<sup>th</sup> August 2015</b>  <b>No objection</b> <b>For: 7; Against: 0; Abstentions: 0;</b> <b>Interest declared: 0</b>

### 6. Land adjoining 5 Radnor Cliff- there was no update

### 7. Shorncliffe Development – Taylor Wimpey would be hosting a public exhibition on Wednesday 22<sup>nd</sup> July at 3pm. There would be a private viewing prior at 2pm. Councillors had been invited and some would be attending.

### 8. Planning Law and Diminishing Values

Cllr Watts had expressed concern for the relaxation of planning regulations where there are new developments. He gave his comments in an email, dated 16<sup>th</sup> July, which had been previously circulated and clarified his concerns at the meeting. He said that planning laws do not allow ‘protecting a view’ as a consideration in determining planning applications for existing properties when planners consider issues surrounding new developments. Most development benefits developers rather than residents, the consequence being that the developer makes substantial profits whilst the value of homes in the vicinity diminishes. A consideration could be that any affected residents apply for compensation for loss of value.

Cllr Watts wants to council to raise this matter with other town and parish councils to ask for their opinions. Members agreed that a letter should be written to KALC to request that a motion be raised at its AGM and to circulate a request to other councils in Kent to gauge their support. When feedback was received and, if positive, a formal proposal should be formulated. The clerk was asked to liaise with Cllr Watts to produce the letter to be sent to KALC, with cc to Rory Love, the draft to be circulated to the planning committee for final approval.

### 9. Update on previous planning applications

9.1 Y11/0137/SH Land adjoining Sir John Moore Barracks, Military Road: this had been approved at last week’s Development Control meeting. Since then, Ben Geering had sent an email to the parish council, dated 20<sup>th</sup> July, suggesting that there was significant opportunity for the parish to take some or all control of a large area of the woodland escarpment and requested to know if the parish council was interested in progressing discussions on this matter so that he could seek to embed future management into the Section 106 Agreement. The clerk was asked to reply to Mr Geering indicating the council’s interest and asking what the time frame is and if Mr Geering would attend a meeting. Cllr Valentine-Neale expressed dissatisfaction that SDC did not support the parish council’s objection to the planning application.

**10. Correspondence**

- 10.1 Letter from Linda Rene-Martin, dated 29<sup>th</sup> June (*received 6<sup>th</sup> July*): re 23 Encombe and the felling of trees. She asks the council to object due to instability of the land. Cllr Fuller pointed out that this application had been commented upon at the last meeting but to thank Ms Rene-Martin; future similar applications will be considered very carefully.
- 10.2 Email from Graham Adams, dated 8<sup>th</sup> July, re Y11/0137/SH with copy of an email to Ben Geering re potential landslips and asking SDC to inform him of any proposals to strengthen the bank to protect it from any collapse caused by the construction of the road etc. This was noted.
- 10.3 Letter from Annabel Hemmings, 17<sup>th</sup> July, advising that the description given for Y15/0675/SH Grafton Cottage had been amended – *as detailed at item 5 above*
- 10.4 Letter received from Tim and Josie Simmonds, dated 20<sup>th</sup> July, in support of Y15/0700/SH The Cottage, Hillside – *this was taken into consideration at item 5 above*
- 10.5 Email from Rosemary Sanders, dated 21<sup>st</sup> July, regarding the development at Sandgate woods: she has concerns that, in the future, another enabling development will be requested. She also mentioned that the woods and footpaths should be part of the benefits to be included within S106 and that members of the community should be involved.
- 10.6 The parish clerk drew the members' attention to works being carried out to two properties on Brewers Hill – copy of email to SDC 20<sup>th</sup> July. Cllr Fuller asked for an update at the next meeting; this should be an agenda item.

**11. Information**

Notification received 21<sup>st</sup> July, re Y15/0049/NMC being a non-material change to application Y14/1084/SH. This was noted.

- 12. Date of next meeting:** one planning application has been received: Y15/0727/SH 16 Radnor Cliff – works to trees. The date for comments is 7<sup>th</sup> August. The clerk was request to ask SDC if this could be deferred to 19<sup>th</sup> August. The date of the next meeting would 18<sup>th</sup> August 2015 at 6pm.

The meeting ended at 7.19 pm

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