



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held at 6.00 on Tuesday 15th September 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 2 members of the public in attendance.

**Present:**            **Chairman**            **Cllr Gary Fuller**  
                         **Councillors**       **Nina Bliss, Adrian Watts, Leo Griggs, Guy Valentine-Neale,**  
                                                 **Michael Fitch, Tim Prater and Nabin Siwa**  
                         **Clerk**               **G Thomas**  
                         **The Chairman of the Council was also in attendance**

1.     **Apologies for absence:** Cllr Leo Griggs
2.     **Declarations of Interest** – None
3.     **Minutes of the last meeting** – the minutes of the meeting held on 1<sup>st</sup> September 2015, having been previously circulated, were approved as a correct record and signed.  
      **Proposed by:** Cllr N Bliss  
      **Seconded by:** Cllr N Siwa  
      **Agreed by all**
4.     **Planning applications for discussion**
  - 4.1        A number of emails were received in support of application Y15/0814/SH, (these are listed in item 11 below).
  - 4.2        Letter received 14<sup>th</sup> September from Mr G Renwick in opposition to application Y15/0855/SH, and an email received from Ms M Godden 15<sup>th</sup> September in opposition to application Y15/0855/SH - several of the objections were referenced to in the council's objection comments.
  - 4.3        Mrs R Sanders spoke from the public gallery re Y15/0855/SH highlighting her reasons for opposition and she produced a short history of the site. Her comments were noted.

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|-------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Y15/0814/SH | 25 Radnor<br>Cliff<br>Folkestone | Proposed rear and front extension, rear decking and alterations to parking area (Resubmission of application Y15/0267/SH) | Received 26 <sup>th</sup> August<br>2015<br>Comments by 16 <sup>th</sup> Sept<br>2015<br>No objection<br>For: 8; Against: 0;<br>Abstentions: 0; Interest<br>declared: 0                                                                                            |  |
| Y15/0855/SH | 124<br>Sandgate<br>High Street   | Erection of 5 one bedroom apartments                                                                                      | Received 2 <sup>nd</sup> Sept 2015<br>Comments by 23 <sup>rd</sup> Sept<br>2015<br><span style="color: red;">Objection</span><br><span style="color: red;">For: 8; Against: 0;</span><br><span style="color: red;">Abstentions: 0; Interest<br/>declared: 0</span> |  |

**Objection to the development on the following grounds:**

- **Height of development;** the proposed development is taller than that given permission in 2005. The impact of the additional height will be significant on the garden and upper windows of 122 Sandgate High Street and the cottages to the rear. The shops previously on the site were 1 storey, whereas these units are three storeys high. The additional height will be most marked from the gardens at the rear
- **Frontage and density:** the units will, by necessity, have very narrow frontages, narrower than any other in the area and out of keeping with the density of other similar properties
- **Lack of detail in application:** the application has no measurements for height, set-back from the footpath, scale of overhang, etc. It is therefore impossible to judge the actual impact on the streetscene and existing rooflines) without measurements in elevations and floorplans.
- **No details are given as to where the existing streetlight on the site will be moved to** (it would currently sit through the front door area of the fifth property) or what impact the ten years since the last planning permission was granted and the demolition of the previous units has had on the surrounding retaining walls and buttresses to the rear of the site.
- **Complete absence of parking:** given the sharp constraints on parking in Sandgate, and the non-availability of parking outside these units, non-provision is unacceptable.

Also this application does not adhere to a number of the principles of the Sandgate Design Statement; namely:

- **SDS1 – Compliance with the Sandgate Design Statement-** All applications for new development in Sandgate parish should include a statement demonstrating how they have complied with the Principles of the Sandgate Design Statement
- **SDS 4- Conservation Areas-** Any development proposals in or affecting the setting of the Conservation Areas in Sandgate should preserve or enhance the character and appearance of the Conservation Area
- **SDS 5 – Character Areas-** Development should be appropriate to the scale, materials, ridge heights, boundary treatments, and detailing of its Character Area.
- **SDS 6 – Street Scene Detailing –** For all applications in the parish, developers should provide elevation drawings comprehensively and accurately showing the proposed development in relation to the neighbouring buildings, its overall surroundings and the street scene in order to ensure that new development reflects and enhances the built character of the Character Area in which it is located and respects the roofing and building height of adjacent buildings

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|--------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Y15/0891/SH</b> | <b>19 Radnor Cliff<br/>Folkestone<br/>Kent CT20<br/>2JJ</b> | Rolling consent for the pruning of a bay tree<br>Situating within a conservation area by reducing Height by 1 metre and laterals by 0.5 metres on An annual basis for a maximum period of ten years | <b>Received 4<sup>th</sup><br/>September 2015<br/>Comments by 25<sup>th</sup><br/>September 2015<br/>Objection<br/>For: 8; Against: 0;<br/>Abstentions: 0; Interest<br/>declared: 0</b><br><br><b>Objection on the<br/>grounds that the<br/>duration of ten years<br/>seems excessive and sets<br/>an unwelcome<br/>precedent</b> |  |
| <b>Y15/0826/SH</b> | <b>5 Eversley Way<br/>Folkestone</b>                        | Erection of an extension to outbuilding to provide office, gym and utility room                                                                                                                     | <b>Received 25th August<br/>2015<br/>Comments by 15th Sept<br/>2015<br/>No objection<br/>For: 8; Against: 0;<br/>Abstentions: 0; Interest<br/>declared: 0</b>                                                                                                                                                                     |  |
| <b>Y15/0897/SH</b> | <b>The Studio<br/>10 Castle Road<br/>Sandgate</b>           | Crown reduce back to previous pruning points of three holm oak trees situated within a conservation area                                                                                            | <b>Received 4<sup>th</sup> September<br/>Comments by 25<sup>th</sup><br/>September 2015<br/>No objection<br/>For: 8; Against: 0;<br/>Abstentions: 0; Interest<br/>declared: 0</b>                                                                                                                                                 |  |

5. **Land adjoining 14 The Corniche** – there was no update

6. **Land adjoining 5 Radnor Cliff**- the clerk updated the committee regarding a crack that had appeared on the wall running alongside the footpath belonging to East Cliff House, Radnor Cliff Crescent. This had been reported to Mr Nick Lewington and an email had been received on 8<sup>th</sup> September stating that a member of his team would go to the site.

**Action: clerk to ask Mr Lewington for an update regarding this issue**

7. **41 Valley Road**

An email had been sent to Nick Lewington on 11<sup>th</sup> September concerning this site and the responses received from Mr Lewington on 11<sup>th</sup> September stated that the points raised were for the attention of the Planning Department and the HSE.

**Action (1): clerk to forward the original email and Mr Lewington's emails to planning and HSE and ask for their views.**

**Action (2): clerk to contact Kent Legal Scheme and request a letter be sent to Shepway District Council CEO, with copies to the ward councillor and members of the cabinet, to ascertain who has overall responsibility for developments in the parish i.e. health and safety, landslip, quality of construction and adherence to 106 agreements.**

*Cllr T Prater left the meeting 7.05pm*

8. **Shorncliffe Development** - there was no update

9. **Development works on Brewers Hill**

Email dated 15<sup>th</sup> September received from Ms M Blackwell, Kent Highways steward for Shepway attaching a map highlighting the publically maintainable highway and asking if the works at 'Seacroft' was encroaching onto the highway.

**Action: clerk to contact Ms Blackwell and confirm that encroachment of the Highway appears to be ongoing.**

10. **Update on previous planning applications**

Y15/0010/PA - Ross House Ross Way - Prior Approval not required

Cllr Valentine-Neale suggested that the clerks should start a spreadsheet and provide an analysis of planning application decisions made by Shepway Planning, against the earlier comments of Sandgate Planning Committee.

11. **Correspondance**

Email 10<sup>th</sup> September from Ms I Yerburch in support of Y15/0814/SH - noted at item 4.

Email 2<sup>nd</sup> September from Mr R Marston in support of Y15/0814/SH - noted at item 4.

Email 4<sup>th</sup> September from Ms J Mack in support of Y15/0814/SH - noted at item 4.

Email 3<sup>rd</sup> September from Mr G Ludlow in support of Y15/0814/SH – noted at item 4.

Letter 14<sup>th</sup> September from Mr G Renwick in opposition of Y15/0855/SH – noted at item 4.

Email received from 15<sup>th</sup> September from Ms M Godden in opposition of Y15/0855/SH – noted at item 4.

12. **Information**

12.1 Amended/additional plans had been received for application Y15/0675/SH / Y15/0603/SH.

12.2 Cllr Watts told the committee that a meeting between himself, a resident from The Corniche, and Mr S Perkins from Southern Water took place on 15<sup>th</sup> September to discuss ongoing and possible future concerns with the drainage system.

The meeting ended at 7.45 pm

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