



**SANDGATE PARISH COUNCIL**  
**Minutes of a PLANNING COMMITTEE MEETING**  
**Held at 7pm on Tuesday 24<sup>th</sup> October 2014**

**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 started at 7pm. There were 4 members of the public in attendance.

**Present:**            **Chairman**            **Cllr Gary Fuller (GF)**  
                         **Councillors**       **Nina Bliss (NB), Marjorie Findlay-Stone (MFS), Leo Griggs (LG)**  
                                         **The Chairman of the Council attended in his ex-officio status**  
                         **Parish Clerk**     **A Oates**

1.    **Apologies for absence:** Cllrs Michael Fitch, Tim Prater and Vannessa Reay.
2.    **Declarations of Interest** – there were none.
3.    **Minutes of the last meeting** – the minutes of the meeting held on 14<sup>th</sup> September, having been previously circulated, were approved as a correct record and signed.  
      **Proposed by:** Cllr Nina Bliss  
      **Seconded by:** Cllr Marjorie Findlay-Stone  
      **Agreed by all**
4.    **Y14/1079/SH The Heights, Temeraire Heights**  
      The Chairman changed the order of the agenda as there were members of the public, who lived in the vicinity of this property, who wished to speak about this application.

The Chairman pointed out that the application had already been discussed and this matter was on the agenda only to listen to and note the public's concerns. He informed them that the application has been called in to Development Control by Cllr Jan Holben and that this would give them an opportunity to speak and present their concerns to SDC. The parish council cannot change its decision under Standing Orders but if the clerk received requests to re-look at the application from six councillors, the application could then be re-assessed. One member of the public formally requested that the parish council would re-consider its decision of 'No Objection' and the Chairman asked the clerk to send an email to all councillors to this effect. Cllr MFS said that the proposed development was out of scale and contravened Nos 5 and 6 in the Design Statement.

**Action:** the clerk to send an email to all councillors to ask if they wish to request the application be reviewed.

**5.    Planning applications for discussion**

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|--------------------|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Y14/1144/SH</b> | <b>Well house<br/>41 Radnor<br/>Cliff<br/>Folkestone</b> | Works to trees situated within a conservation area comprising the pollarding of three holm oaks, three sycamores and one Monterey cypress to a height of 1.2metres. | <b>Received 13 October 2014</b><br><b>Comments by 31 October 2014</b><br><br><b>No objection</b><br><b>For: 5; Against: 0; Abstentions: 0;</b><br><b>Interest declared: 0</b> |
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| Y14/1088/SH | 11 Sandgate<br>High Street<br>Sandgate<br>Folkestone<br>Kent                          | Change of use and conversion of first and second floors to 3 No. self-contained flats together with external alterations.                                                                            | Received 14 October 2014<br>Comments by 04 November 2014<br><br><b>Objection</b><br><b>For: 5; Against: 0; Abstentions: 0;</b><br><b>Interest declared: 0</b><br>On the grounds that there is insufficient detail to make an informed decision; it is an inadequate and unclear application |
| Y14/1118/SH | The Folkestone<br>School For<br>Girls Cooling<br>Lane<br>Folkestone<br>Kent           | Erection of a sports hall, together with formation of an all-weather sports pitch.                                                                                                                   | Received 16 October 2014<br>Comments by 06 November 2014<br><br><b>No objection</b><br><b>For: 5; Against: 0; Abstentions: 0;</b><br><b>Interest declared: 0</b>                                                                                                                            |
| Y14/1127/SH | Ship Inn<br>65 Sandgate<br>High Street                                                | Change of use and conversion of shop (Class A1) to public house (Class A4) [as an extension of public house use at 65 High Street]                                                                   | Received 17 October 2014<br>Comments by 07 November 2014<br><br><b>No objection</b><br><b>For: 4; Against: 0; Abstentions: 1;</b><br><b>Interest declared: 0</b>                                                                                                                            |
| Y14/1128/SH | Ship Inn 65<br>Sandgate High<br>Street &<br>Parade<br>Cottage,<br>Granville<br>Parade | Listed building consent for internal alterations in connection with change of use of 63 High Street from a shop use to a public house use, as an extension of the public house use at 65 High Street | Received 20 October 2014<br>Comments by 10 November 2014<br><br><b>No objection</b><br><b>For: 4; Against: 0; Abstentions: 1;</b><br><b>Interest declared: 0</b>                                                                                                                            |
| Y14/1182/SH | Land adjoining<br>Bramble Hill<br>Radnor Cliff<br>Crescent                            | Rolling consent on a 3 yearly basis for a maximum period of nine years to crown reduce and crown thin three holm oaks subject of Tree Preservation Order No. 7 of 2002                               | Received 20 October 2014<br>Comments by 10 November 2014<br><br><b>No objection</b><br><b>For: 5; Against: 0; Abstentions: 0;</b><br><b>Interest declared: 0</b>                                                                                                                            |

## 6. Land adjoining 5 Radnor Cliff

- 6.1 The clerk updated that KCC Legal had been contacted several times but no one was phoning back. **Action:** the clerks need to log all attempts to contact the legal team. If no one phones back, send a letter to the Head of Legal at KCC – liaise with the Chairman of the Council re the content of the letter – as to why we were not getting the assistance under the terms of our membership.
- 6.2 All agreed that the key questions to ask KCC Legal are:
- i) where does SPC stand legally regarding its wishes to support the residents being affected by the problems on the land.
  - ii) to ask if the problem with the ongoing works to the site are with the owner or SDC (for not enforcing Planning conditions).
  - iii) SPC has been told that the work has not started, which would trigger the Planning Condition / Latchgate Condition enforcement but at the same time SPC is told that the work has started to activate the Planning Permission (otherwise it would have lapsed). Which is correct? It cannot be both.
- 6.3 Cllr MFS had sent new photos of the site which had been forwarded to SDC, as requested at the last planning meeting.
- 6.4 The clerk had not received any responses from SDC; nor any acknowledgements other than the one email from Chris Lewis to say that the batch of photos sent through had jammed his mailbox.
- 6.5 The letter to the Health & Safety Executive had been sent.

7. **Update on previous planning applications**  
Y14/0955/SH 11 & 12 Encombe – approved with conditions  
Y14/0988/SH 143 Sandgate High Street – refused

Cllr MFS mentioned that there should be a reference to the Design Statement (DS) in planning applications, especially if the sites fall within the conservation area. Also SDC should be directing applicants to it.

**Action:** the clerk to ask SDC (i) how many applications have included a reference to the DS; and (ii) how many times have SDC referred to the DS in their decision making.

8. **Correspondence**

Email from Chris Lewis, dated 28 October, in response to the query about the time period given to councils to consider planning applications: this had been previously circulated to members and the contents were noted. This was referring to the question from one councillor as to whether SPC could meet every three weeks. As SDC's time period is 21 days, all agreed that the current status of calling planning committee meetings would continue on the 'as and when' basis. Should any application fall outside the time scale, then the clerk would contact SDC and request an extension.

9. **Information**

A photograph was shown of the development at Admiralty House; members agreed that it looked appalling.

10. **Date of the next Planning Committee meeting** – to be decided

The meeting ended at 8.20pm.

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