



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held at 6.00pm on 3rd April 2018

At Sandgate Parish Council Offices/Library
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 opened at 6.00 pm.

There were 4 members of the public present.

Present: Chairman **Councillor Gary Fuller**
 Councillors Robert Bliss, Tim Prater, Nabin Siwa, Guy Valentine-Neale and Adrian Watts
Clerk **G Thomas**

1. **Apologies for absence:** Councillors Nina Bliss and Kurt Stephens
2. **Declarations of interest** – there were no declarations of interest.
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 20 March 2018, having been previously circulated, were approved as a correct record and signed.
Proposed by: Councillor Guy Valentine-Neale
Seconded by: Councillor Robert Bliss
Agreed by all who had attended the meeting

4. Planning applications for discussion

A point of order was raised by the chairman that planning application Y17/1042/SH could not be formally discussed as it had previously appeared before the committee and 6 councillors had not called it in. It was decided that a resolution could however be made.

Y18/0287/SH	Bar Vasa 4-5 Sandgate Esplanade	Change of use from restaurant / bar (Class A3/A4) to 4 self-contained flats. together with associated external alternations	Received 19 th March 2018 Comments by 9 th April 2018 Objection For:4 Against: 0 Abstention:2
<p>We object on the grounds that</p> <ol style="list-style-type: none"> 1) There will be increased parking problems 2) No flood risk assessment has been undertaken 3) There is not explicit statement regarding plans for the forecourt <p>There is no explicit statement regarding plans for the façade of the outside wall. Bar Vasa is in a conservation area and it is essential to preserve the street scene and comply with SDS 4 of the Design Statement</p>			
Y17/1042/SH	Princes Parade Promenade	Hybrid application for subsequent consent accompanied by an Environmental Statement for the development of land at Princes Parade, comprising an outline application (with all matters reserved) for up to 150 residential dwellings (Use Class C3), up to 1,270sqm of commercial uses including hotel use (Use Class C1), retail uses (Use Class A1) and / or restaurant/cafe uses (Use Class A3); hard and soft landscaped	Received 21 st March 2018 Comments by 12 st April 2018 Objection For: 6 Against: 0 Abstention: 0

		open spaces, including children’s play facilities, surface parking for vehicles and bicycles, alterations to existing vehicular and pedestrian access and highway layout within and around the site, site levelling and groundworks, and all necessary supporting infrastructure and services. Full application for a 2,961sqm leisure centre (Use Class D2), including associated parking, open spaces and children’s play facility.	
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Resolution: In light of new information received we see nothing which changes our original objections. We also note that Historic England had objected to the local plan on the basis of the damage to Royal Military Canal, a scheduled monument, therefore:

Sandgate Parish Council objects on the grounds identified in Historic England’s letter of 26/10/17 in particular

- a) the proposed development would cause ‘serious and unjustified harm’ to the Royal Military Canal (RMC), a scheduled monument whose conservation warrants great weight in any planning decision**
- b) the proposed heritage benefits of improved public access and interpretation of the RMC must not be offset against the serious harm as they do not flow from the development**
- c) the application omits how the development meets the National Planning Policy Framework (section 12) requirement to conserve heritage assets, including their setting, in a matter appropriate to their significance. No other planning consideration is given a higher weighting in the NPPF and scheduled monuments are considered to be ‘heritage assets of the highest significance’**

Sandgate Parish Council recommends that if this application by Folkestone & Hythe District Council is approved by itself then the application is referred to the National Planning Casework Unit for the Secretary of State to consider the application.

Y18/0352/SH	Loxwood Radnor Cliff	Erection of a single storey sun lounge extension to front elevation	Received 22 nd March 2018 Comments 12 th April 2018 No Objection For 6 Against: 0 Abstentions: 0
Y18/0358/SH	1 The Acers	2 metre overall crown reduction of a silver birch subject of Tree Preservation Order No 2 of 2010	Received 22 nd March 2018 Comments by 12 th April 2018 No Objection For 6 Against: 0 Abstentions: 0 Subject to the views of the tree officer
Y18/0023/SH	50 Chichester Road	Extension and alteration to rear roof slope with glazed roof windows to front elevation	Received 26 th March 2018 Comments by 16 th April 2018 Objection For: 3 Against: 0 Abstentions: 3

We object on the basis that the extension is large in proportion to the existing roof and ‘Policy BE8-d states that ‘permission will not be granted for loft conversions requiring dormer extensions which are large in proportion to the existing roof, as these can completely alter the proportion of the building presenting a top heavy and flat roofed appearance.’

5. Update on previous planning applications

Y18/0055/SH Channel Rider Training Ross Way - Prior approval not required

Y18/0198/SH Apartment 6 21 Eversley Park – LDC - Approve

6. Correspondence

Email received from Cllr D Monk inviting councillors to a meeting for an update on the progress of the Otterpool Park.

Action: Cllr Fuller to attend.

7. **Information** : None on this occasion

8. **Date of the next Planning Committee meeting** – 17 April 2018 at a time to be confirmed

The meeting ended at 7.00 pm.

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