



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held at 6.15pm on 2nd October 2018

At Sandgate Parish Council Offices/Library
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 6.15 pm.  
 There were twelve members of the public present.

**Present: Councillor Tim Prater in the chair**  
**Proposed as Chairman for this meeting**  
**Proposed by Cllr Adrian Watts**  
**Seconded by Cllr Nabin Siwa**  
**Agreed by all**

**Present: Councillors Majorie Findlay-Stone, Michael Fitch (arrived 6.33), Tim Prater, Nabin Siwa, Guy Valentine-Neale and Adrian Watts**

**Clerk – G Thomas**

1. **Apologies for absence:** Councillor Gary Fuller
2. **Declarations of interest-** Cllr Fitch declared a non-pecuniary interest in Y18/0308/FH, Cllr Prater stated that he had visited Y18/0938/SH at owner’s request, Cllr Valentine-Neale declared a non-pecuniary interest in Y18/0308/FH,
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 4th September 2018, having been previously circulated, were approved as a correct record and signed.  
**Proposed by: Councillor Michael Fitch**  
**Seconded by: Councillor Nabin Siwa**  
**Agreed by all who had attended the meeting**
4. **Planning applications for discussion**

|             |             |        |                                                          |                                                                                                                                                                    |
|-------------|-------------|--------|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Y18/1134/FH | 21<br>Cliff | Radnor | Installation of first floor balcony to front of dwelling | Received 11 <sup>th</sup><br>September 2018<br>Comments 2 <sup>nd</sup> October<br>2018<br>Objection<br>For:5 Against:0<br>Abstentions: 0<br>Interest declared : 0 |
|-------------|-------------|--------|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**We object on the grounds that when the property was built Condition 11 of Application No: Y13/1222/SH said: ‘The second floor non accessible roof areas must not be converted or used as a terrace, balcony or other open amenity space without the written approval of the local Planning Authority and access shall only be gained for maintenance purposes.’**  
**Reason:**  
**‘It is considered that such use would be detrimental to the privacy of the neighbouring occupiers contrary to saved**

**Local Plan review policy SD1 and NPPF:2012'**

**This application doesn't in any way seek to address it or the reasons that the condition was imposed at that time, on that basis we object.**

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| Y18/1051/FH | Channel View Sunnyside       | Enlargement of existing parking area to the front of the dwelling including provision of new retaining wall | Received 11 <sup>th</sup> September 2018<br>Comments 2 <sup>nd</sup> October 2018<br>No objection<br>For:6 Against:0<br>Abstentions: 1<br>Interest declared : 0                               |
| Y18/0938/FH | Rathealy Granville Road East | Erection of replacement dwelling with boathouse                                                             | Received 7 <sup>th</sup> September 2018<br>Comments by 28 <sup>th</sup> September 2018<br><b>Objection</b><br><b>For:5 Against:0</b><br><b>Abstentions: 1</b><br><b>Interest declared : 0</b> |

**We object on the basis**

- 1) That the Boathouse represents over intensive development, with the resultant loss of light and privacy.**
- 2) The building would occupy a much larger footprint than the existing property and major issues relating to access to the property will result from the whole development.**

|             |                             |                                                                                                                                                       |                                                                                                                                                                                                                       |
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| Y18/0308/SH | West Grove Wellington Place | Erection of a building comprising 7 No x apartments including landscaping and parking following demolition of the existing 2 storey detached dwelling | Received 30 <sup>th</sup> August 2018<br>Comments by 20 <sup>th</sup> September 2018<br><b>Objection</b><br><b>For:4 Against:0</b><br><b>Abstentions: 1</b><br><b>Interest declared : 0</b><br><b>(non pecuniary)</b> |
|-------------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**We object on the grounds of lack of accessibility for both construction and normal use (as evidenced by Kent Highway's objection), concerns regarding land stability, adequacy of drainage locally, and over intensive development of the site**

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|-------------|---------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Y18/1136/FH | Saga Group Offices Enbrook Park | Retrospective application for covered bike shelter for the public hire of cycles | Received 19 <sup>th</sup> September 2018<br>Comments by 10 <sup>th</sup> October 2018<br><b>Objection</b><br><b>For:4 Against:1</b><br><b>Abstentions: 1</b><br><b>Interest declared : 0</b> |
|-------------|---------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**We object on the grounds that the bike shelter is in too close proximity to the War Memorial and is out of keeping with the area.**

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|-------------|-------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Y18/1096/SH | Land opposite Chipchase Lodge | Erection of a detached dwelling with associated parking (resubmission of application Y17/1297/SH) | Received 21 <sup>st</sup> September 2018<br>Comments by 12 <sup>th</sup> October 2018<br><b>Objection</b><br><b>For:6 Against: 0</b><br><b>Abstentions: 0</b><br><b>Interest declared : 0</b> |
|-------------|-------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**We object on basis that the Officers Report, recommending Refusal of Y17/1297/SH states:**

**"It is considered that the narrow site is too cramped to accommodate a two-storey dwelling given the context of the surrounding development pattern and character and as such the proposal would result in over-development of the site.", with which we agreed. Although the application claims the revised building of two stories would be no taller than the single storey building they have planning permission for, we also don't understand that from the application, which appears to show a taller building.**

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| Y17/0170/SH (amended)                                                                                                                                                   | 23 Sandgate High Street | Conversion to four residential apartments together with associated internal and external works to include alterations to fenestration and the installation of 4 dormer windows to the southern elevation and installation of 1 dormer window to the eastern elevation, removal of single storey extensions and erection of a boundary wall to the northern elevation                    | Received 20 <sup>th</sup> September 2018<br>Comments by 11 <sup>th</sup> October |
| The applicant informed us that they were withdrawing the current proposed amendment and making a different proposed amendment, and we therefore have not considered it. |                         |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                  |
| Y17/0169/SH (amended)                                                                                                                                                   | 23 Sandgate High Street | Listed consent for conversion to four residential apartments together with associated internal and external works to include alterations to fenestration and the installation of 4 dormer windows to the southern elevation and installation of 1 dormer window to the eastern elevation, removal of single storey extensions and erection of a boundary wall to the northern elevation | Received 20 <sup>th</sup> September 2018<br>Comments by 11 <sup>th</sup> October |
| The applicant informed us that they were withdrawing the current proposed amendment and making a different proposed amendment, and we therefore have not considered it. |                         |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                  |

**5. Update on previous planning applications**

- Y18/0908/FH Clifton Cottage 5 Granville Road - Approved with conditions
- Y18/0865/SH 20 Chalcroft Road - Approved with conditions
- Y18/0737/SH 65 Radnor Cliff – Approved with conditions
- Y18/0919/FH 8 Collingwood Court – Approved with conditions

**6. Correspondence**

Email received from Planning Applications Group 12 September- notification of an application for the construction of MUGA all-weather games pitch on Sandgate Primary School playing field – this was noted.

Email received from FHDC Planning on 20<sup>th</sup> September advising of an appeal made to the Secretary of State regarding the replacement of front door and windows with composite from timber at 1 Channel Villas – this was noted

Email from FHDC received 1<sup>st</sup> October stating that a review of local validation requirements had taken place and that a consultation on draft amendments would run for 8 weeks until 26<sup>th</sup> November- this was noted.

**7. Information** : there was none on this occasion

**8. Date of the next Planning Committee meeting** – 16<sup>th</sup> October at a time to be confirmed

The meeting ended at 7.26 pm.

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