



**SANDGATE PARISH COUNCIL**  
**Minutes of a PLANNING COMMITTEE MEETING**  
**Held at 6.15 pm on 18 June 2019**

**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 6.15 pm.  
 There were three members of the public present.

**Present: Chairman: Councillor Guy Valentine-Neale**  
**Councillors Michael Fitch, Gary Fuller, Vanessa Reay and Adrian Watts (substitute for Councillor Tracy Stephens)**

**Clerk: P Savage**

1. **Apologies for absence:** Councillors Tim Prater and Tracy Stephens
2. **Declarations of interest** – none
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 4 June 2019, having been previously circulated, were approved as a correct record and signed.  
 Proposed by: Councillor Michael Fitch  
 Seconded by: Councillor Guy Valentine-Neale  
**Agreed by all who had attended the meeting**

**4. Planning applications for discussion**

Y19/0558/FH	Land adjoining Sir John Moore Barracks Military Road	Reserved Matters application for the erection of 5 detached houses, together with the change of use and conversion of Martello Tower 6 to a residential holiday let and Martello Tower 7 and adjacent underground water tank to a dwelling, together with associated access road and engineering works, parking, landscaping and ancillary outbuilding to serve Martello Tower 6 being details pursuant to outline planning application Y11/0137/SH in relation to appearance and landscaping	Received 31 May 2019 Comments by 21 June 2019 <b>Objection</b> <b>For: 5 Against: 0 Abstentions: 0</b> <b>Interest declared: 0</b>
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Reasons: The Parish Council originally objected to the outline permission on the grounds that the wooded escarpments are a special and distinctive feature adding considerably to the visual amenity of Sandgate village. The Sandgate Design Statement Principle 9 states that overdevelopment in these areas should be rejected and this remains the view of the parish council. However the District Council regrettably approved the development and the parish council has to accept that reality despite its best efforts to influence the decision and subsequently to buy the land to stop the development.

The Parish Council's fallback position was, and is, to expect the developer to recognise the special setting of the proposed houses and deliver a design which draws inspiration from the woodland context and advances the eco credentials of the development. The design should be genuinely landscape led to take into account the environmental and topographical features of the site. The developer, however, has gone for a 'standard' design with a contemporary palette of materials of metal cladding (colour not

identified) and zinc roofs with limited vertical timber cladding as a ‘dressing’. This mixture of materials can be seen in many developments and does not pay attention to the surrounding woodland and vegetation. The buildings are not described as ‘eco’ and do not have the obvious characteristics of such a building eg green roofs.

The special nature of the surrounding woodlands provides a golden opportunity to showcase an innovative design for the development reflecting and enhancing that context: unfortunately the developer has decided not to be creative or indeed deliver the minimum requirement to minimize their visual impact. In short this special site requires a special development: the proposed development singularly fails to do that. It does not comply with Policy HB1 of the People and Places Plan (FHDC).

The Parish Council are also concerned that the significant removal of trees required for the development will destabilise an already unstable area of the escarpment – a tree management plan which includes replacement planting will partly mitigate but such trees with their root systems will take many years to mature. In addition the introduction of buildings into an area where none have existed will undoubtedly impact on the drainage of the escarpment potentially impacting on adjacent buildings in Bybrook Field.

Y19/0373/FH	42 Sandgate High Street	Listed building consent for replacement of first and second floor front elevation window	Received 31 May 2019 Comments by 21 June 2019 No objection For: 5 Against: 0 Abstentions: 0 Interest declared : 0 Subject to the replacement windows are like for like, ie wooden.
Y19/0466/FH	12 Eversley Park	Crown reduce to previous pruning points and crown lift to 3.5 metres of two sycamores (T2 and T3) both subject of TPO No 14 of 2013	Received 6 June 2019 Comments by 27 June 2019 No objection For: 5 Against: 0 Abstentions: 0 Interest declared : 0 Subject to the views of FHDC’s tree officer.

**5. Update on previous planning applications**

There were no applications to be updated at this meeting.

**6. Correspondence**

Notification that an appeal had been lodged against the decision in respect of the Cottage, Hillside and that the Parish Council had been invited to submit further comments. The Committee confirmed that there were no further comments to be submitted.

**7. Information**

7.1 3 Wellington Terrace: noted that the applicant had withdrawn the windows from the application. Agreed that the matter be kept under close observation.

7.2 Sandgate Design Statement: noted that Councillor Gary Fuller was pursuing the adoption of this by FHDC.

7.3 Noted that FHDC’s tree officer was unable to attend evening meetings because of childcare commitments. Clerk to organise 12 noon meeting (GT)

**8. Date of the next Planning Committee meeting – 2 July 2019 (time to be confirmed)**

The meeting ended at 6.54 pm.

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