



**SANDGATE PARISH COUNCIL**  
**Minutes of a PLANNING COMMITTEE MEETING**  
**Held at 6.30 pm on 3<sup>rd</sup> September 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 6.30 pm.  
 There were three members of the public present.

**Present: Chairman: Councillor Guy Valentine-Neale**  
**Councillors Tim Prater and Vanessa Reay**  
**Clerk: G Thomas**

1. **Apologies for absence:** Councillor Gary Fuller,& Tracy Stephens
2. **Declarations of interest** – none
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 13<sup>th</sup> August, having been previously circulated, were approved as a correct record and signed.  
**Proposed by: Councillor Tim Prater**  
**Seconded by: Councillor Guy Valentine-Neale**  
**Agreed by all who had attended the meeting**

**4. Planning applications for discussion**

Y19/0885/FH	Over the Top Prospect Road	Listed Building Consent for the erection of a two storey front extension to the lower ground and upper ground floor elevations with a balcony at upper floor level and providing access onto Prospect Road to the rear	Received 23 <sup>rd</sup> August 2019 Comments by 13 <sup>th</sup> September 2019 <b>Objection</b> <b>For: 3 Against: 0</b> <b>Abstentions: 0</b> <b>Interest declared : 0</b>
<p><b>Sandgate parish council objects to this application endorsing the comments submitted by the owner of Pebble Shore – the adjoining property.</b>  <b>In particular we are very concerned about the following breaches of national and local planning policy which the development would entail:</b></p> <ul style="list-style-type: none"> <li>• <b>substantial loss of sunlight/overshadowing to Pebble Shore by a large two storey extension (Local Plan (LP)BE 8a)</b></li> <li>• <b>overbearing size of the extension relative to the existing property and the adjoining property (SDS 8, LP BE 8.21, BE 8 Policy)</b></li> <li>• <b>detrimental impact of the extension on the streetscene and visual amenity of a conservation area where the building line of a pair of semi-detached properties is broken and development should only be approved if it ‘preserves or enhances the character of the conservation area’ (SDS 4, SDS 8, LP BE Design &amp; Layout 8.5, BE4 Policy)</b></li> <li>• <b>significant reduction in size of a front garden running down to the sea which, along with a number of other nearby properties, is a distinctive feature of this part of the conservation area and which this application would set a precedent for development (SDS 4)</b></li> <li>• <b>negative impact on the visual appearance and setting of the adjacent Grade 2 listed building property to the west (The Wedge – not the Spanish House as identified in the application)</b></li> <li>• <b>poor elevation drawings which do not accurately show the development in relation to neighbouring buildings (The Wedge) and a lightweight design and access statement (SDS 6)</b></li> </ul>			
Y19/0884/FH	Over the Top-Prospect Road	Erection of a two storey front extension to the lower ground	Received 23rd August 2019 Comments by 13th September 2019

		and upper ground floor elevations with a balcony at upper floor level and providing access onto Prospect Road to the rear.	<b>Objection</b> <b>For: 3 Against: 0</b> <b>Abstentions: 0</b> <b>Interest declared : 0</b>
<p><b>Sandgate parish council objects to this application endorsing the comments submitted by the owner of Pebble Shore – the adjoining property.</b></p> <p><b>In particular we are very concerned about the following breaches of national and local planning policy which the development would entail:</b></p> <ul style="list-style-type: none"> <li>• <b>substantial loss of sunlight/overshadowing to Pebble Shore by a large two storey extension (Local Plan (LP)BE 8a)</b></li> <li>• <b>overbearing size of the extension relative to the existing property and the adjoining property (SDS 8, LP BE 8.21, BE 8 Policy)</b></li> <li>• <b>detrimental impact of the extension on the streetscene and visual amenity of a conservation area where the building line of a pair of semi-detached properties is broken and development should only be approved if it ‘preserves or enhances the character of the conservation area’ (SDS 4, SDS 8, LP BE Design &amp; Layout 8.5, BE4 Policy)</b></li> <li>• <b>significant reduction in size of a front garden running down to the sea which, along with a number of other nearby properties, is a distinctive feature of this part of the conservation area and which this application would set a precedent for development (SDS 4)</b></li> <li>• <b>negative impact on the visual appearance and setting of the adjacent Grade 2 listed building property to the west (The Wedge – not the Spanish House as identified in the application)</b></li> <li>• <b>poor elevation drawings which do not accurately show the development in relation to neighbouring buildings (The Wedge) and a lightweight design and access statement (SDS 6)</b></li> </ul>			
Y19/0945/FH	3 The Acers	Crown reduction and crown lift of a holly subject to a TPO No 2 of 2010	Received 22 <sup>nd</sup> August 2019 Comments by 12 <sup>th</sup> September 2019 No objection For: 3 Against: 0 Abstentions: 0 Interest declared : 0 Subject to the views of the tree officer

4.1 An email had been received from a resident regarding Planning Application Y19/0884/5/FH – the comments received formed part of the discussion regarding this application.

4.2 A presentation was made by a resident regarding Planning Application Y19/0884/5/FH – the comments formed part of the discussion regarding this application.

## 5. Update on previous planning applications

Y19/0515/FH 12 The Corniche - Refused

Y19/0543/FH Galley Quay – Sunnyside Road- Approved with conditions

Y19/0718/FH Copthorne The Undercliff – No objection

Y19/0738/FH Marine Point Radnor Cliff – No objection

Y18/0482/FH Ross House – Withdrawn

Y18/1096/FH Land opposite Chipchase Lodge St Stephens Way – Approved with conditions

Y19/0566/FH 8 Eversley Way –Refused

Y19/0703/FH 45 Alexandra Corniche – Approved

Y19/0291/FH The Folkestone School for Girls – Approved with conditions

Y19/0667/FH Heatherbank Sunnyside Road- Approved with conditions

## 6. Correspondence

Public Consultation received from FHDC- Places and Policies Local Plan- Gypsy and Traveller Sites- this was noted.

## 7. Information:

None at this time

## 8. Date of the next Planning Committee meeting – 17<sup>th</sup> September 2019

The meeting ended at 7.04 pm.

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