



SANDGATE PARISH COUNCIL
Minutes of a **PLANNING COMMITTEE MEETING**
Held at 4th February 2020

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

In the absence of the Planning Committee Chairman, Guy Valentine-Neale. Cllr Tim Prater was proposed as chairman for the duration of the meeting.

**Proposed by Cllr Tracy Stephens**

**Seconded by Cllr Gary Fuller**

**Agreed by all**

**Present: Chairman: Councillor Tim Prater**

**Councillors Gary Fuller, Michael Fitch & Tracy Stephens**

**Clerks: Gaye Thomas**

1. **Apologies for absence:** Councillors Vanessa Reay & Guy Valentine-Neale
2. **Declarations of interest** None
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 21<sup>st</sup> January 2020 having been previously circulated, were approved as a correct record and signed.

**Proposed by: Councillor Tracy Stephens**

**Seconded by: Councillor Tim Prater**

**Agreed by all who had attended the meeting**

**4. Planning applications for discussion**

|                                |                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                    |
|--------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Y19/0558/FH<br>(amended plans) | Land Adjoining Sir John Moore Barracks, Military Road, Sandgate, Kent | 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 24 <sup>th</sup> January 2020<br>Comment by 21 <sup>st</sup> January 2020<br>Original objection unchanged |
|--------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|

It was noted that the developers’ revised application now shows the external lighting scheme and a more accurate representation of the building heights. It was however decided that SPC’s original objection would remain unchanged.

**4.1 Additional documents relating to Y19/0558/FH – Anthony Swaine –Architecture Limited report**

a)It was noted that a document from Anthony Swaine, relating to this application and commissioned by FHDC Planning, had initially been added to the ‘associated documents’ on the planning applications website but had immediately thereafter been removed. A resident had copied the document prior to its removal and sent copies to SPC. The contents of the report contained a number of criticisms about the proposed plans including comments ‘I am quite surprised that this has, in fact, received planning permission’ and ...’the construction of the estate will eat into the woodland character of the hillside and

represents an extension of the urban area out into the countryside in Military Road.’ A number of other concerns including those relating to the size of the estate road, the diversion of a footpath, house designs, and lack of detail on conversion of the Martello towers were also highlighted.

The parish council noted its concern that a document of this type could be removed from the application’s documents and it was decided that it was imperative for the council to both be informed why this had happened and also to be in receipt of a complete copy of the said document.

It was noted that two previous efforts to get information regarding the removal had received no response so it was decided that the District Councillors would approach FHDC Planning directly regarding this matter. (**Appendix 1**)

b) Additional comments were received from a local resident who is a Chartered Building Surveyor regarding this application:

‘The Desk Study Report does not explain the structural engineering solutions in respect of proposed foundations, effects of any excavations in sloping ground, types of retaining structures, the effects of any increase/decrease of site loadings and the possible effect to the stability of adjoining properties. The report should include a detailed method statement indicating both temporary and permanent measures to be adopted during the sub structure and construction phases of the project. A slope stability report/design shall be issued and approved by local planning authority.’ It was noted that these comments would be forwarded to FHDC Planning.

**5. Update on previous planning applications**

Y19/1219/FH & Y19/1219/FH- The Mount The Riviera – Withdrawn

Y19/1350/FH Sycamore Helena Corniche – Approved with conditions

Y19/1314/FH 3 Encombe – Approved with conditions

Y19/1338/FH 12 The Acers – Approved with conditions

Y19/1353/FH The Folkestone School for Girls – Approved with conditions

**6. Correspondence**

None at this time

**7. Information:** None at this time

**8. Date of the next Planning Committee meeting – TBC**

The meeting ended at 6.50 pm.

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

**Appendix 1**

**Date: 4 Feb 2020**

**Subject: Planning Application Ref: Y19/0558/FH**

**To: Louise.Daniels@folkestone-hythe.gov.uk**

**Cc:Llywelyn.Lloyd@folkestone-hythe.gov.uk,David.Wimble@folkestonehythe.gov.uk,**

**Tim.Prater@folkestone-hythe.gov.uk**

Hi Louise,

I have various queries regarding Planning Application Ref: Y19/0558/FH and gather you're the relevant officer.

The application was discussed at Sandgate Parish Council's Planning Committee tonight and concern was raised about the documents available on the Planning Portal. A report by Anthony Swaine Architecture Limited, which (among other things) raised concerns about the granting of planning permission on the site, was removed from the Portal soon after it was uploaded. This report would have been useful in our deliberations.

Could you explain to me why this report was removed from the Planning Portal? I'd also like to know your thoughts on granting the Reserved Matters application permission, given the concerns raised? Further, I would like to know whether it is normal policy to exclude certain documents from the Planning Portal? If so, I would like to know on what basis such decisions are made?

Many thanks in advance for your assistance with my queries.

Kind regards,

Gary

Gary Fuller  
Councillor for Sandgate and West Folkestone