



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held at 6th October 2020
Online

These Minutes will only be deemed to be a correct record of the meeting when approved and virtually signed at the next meeting

Present: Chairman Cllr Guy Valentine-Neale
Councillors Michael Fitch, Tim Prater, Vanessa Reay, Tracy Stephens & Adrian Watts
Clerk: Gaye Thomas

1. **Apologies for absence:** Cllr Gary Fuller
2. **Declarations of interest** Cllr Michael Fitch declared a prejudicial interest in application Y19/1149/FH and would not take part in discussions regarding this application. Cllr Valentine-Neale declared a minor non-prejudicial interest in Y20/1118/FH.
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 15th September having been previously circulated, were approved as a correct record and virtually signed.

Proposed by: Cllr Vanessa Reay
Seconded by: Cllr Tracy Stephens

4. Planning applications for discussion

20/1254/FH	Lee Most House, Land Adjoining Bramble Hill, Radnor Cliff Crescent	Works to trees situated within a conservation area comprising: Holm Oak (T1) reduce by 0.5 metres; Oak (T2) overall crown reduction by 1.5 metres and prune to clear overhead cables; groups of Holly (G1 and G2) reduce by 2 metres; group of Holm Oak (G3) reduce by 1 metre	Comments and observations before 16/10/2020 No Objection For :6 Against: 0 Interest Declared: 0 Abstention: 0 Subject to the views of the tree officer
20/1118/FH	35 Sandgate Esplanade	Planning application for the sub-division of 1 large flat into 2.	Comments and observations before 15/10/2020 Objection For:6 Against:0 Abstention:0 Declared interest:0
Sandgate Parish Council object to this application on the basis that it is not sufficient information upon which to make an informed decision. There are no room sizes for the proposed flats to indicate whether they are compliant with the required building standards. There is also no design and access statement nor the required reference to the Sandgate Design Statement particularly as the proposed development is in a conservation area. The application does not address the issue of car parking for the additional unit as required by PPLP (Local Plan) Policy T2.			
Y19/1149/FH	3 Sandgate High Street	Change of use and conversion from existing use to residential, Currently residential usage above showroom	Comment and observations Objection For:5 Against:0 Abstention:1 Declared interest:1
Sandgate Parish Council object to this application 1) On the basis of RL6 of the PPLP (Local Plan) there has been insufficient justification given for the necessity for this conversion from a commercial premise to residential accommodation. 2) If the application is agreed in all likelihood the unique shop frontage would in time be altered to be more in keeping with a residential space which would be to the detriment of the conservation area. 3) That the new residential accommodation will result in increased pressure on parking in the area			

20/1251/FH	Land Adjoining Bramble Hill, Radnor Cliff Crescent	Felling of one Sycamore (T1) and various pruning works to four Holm Oaks (G1 and T6), two Turkey Oaks (T2 and T3) and a group of White Poplar (G2), all subject of Tree Preservation Order No 7 of 2002	Comments and observations before 02/10/2020 No Objection No Objection For :6 Against: 0 Interest Declared: 0 Abstention: 0 Subject to the views of the tree officer
20/1387/FH	16 Encombe, Sandgate	Removal of beam on north side to T1 Willow Tree subject of TPO No 08 of 2002	Comments and observations before 19/10/2020 No Objection For :6 Against: 0 Interest Declared: 0 Abstention: 0 Subject to the views of the tree officer

5. Update on previous planning applications

20/1136/FH Spencer House, Coolinge Lane - Approve with Conditions

20/1138/FH Churchill House, Coolinge Lane -Approve with Conditions

20/1084/FH 99a Sandgate High Street - Withdrawn by Applicant

20/0980/FH 6 Bybrook Field -Refused

20/1128/FH/TCA Scout Association Headquarters - No Objections

6. Correspondence Email received from the Sandgate Society regarding the placement of the winning photos of the Sandgate Society's Lockdown competition, on the boards on hoardings on site of former Kirby Arcade. There was the query as to whether there was a need for new planning permission. It was proposed, therefore, that the information would be forwarded to the appropriate planning officer, indicating that there was previous planning permission for the 'Windows in the Past' boards to these hoardings.

Action: Clerk to contact Planning Officer

7. Information- It was agreed that an item regarding the protocol for applications for permitted development and the role of the parish council planning committee would be added to the November Planning Committee agenda.

8.. Date of the next Planning Committee meeting 20th October 2020.

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