



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held at 6.30 20th 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, Gary Fuller (*left meeting at 6.40*), Vanessa Reay, Tracy Stephens & Adrian Watts
Clerk: Gaye Thomas

1. **Apologies for absence:** Cllr Tim Prater
2. **Declarations of interest** Cllr Michael Fitch declared a prejudicial interest in application Y20/1441/FH and would not take part in discussions regarding this application. Cllr Valentine-Neale declared a non-prejudicial interest in Y20/1474/FH. and would not take part in discussions regarding this application.
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday **6th October** having been previously circulated, were approved as a correct record and virtually signed.

Proposed by: Cllr Tracy Stephens
Seconded by: Cllr Michael Fitch

4. Planning applications for discussion

20/1287/FH	White Cottage, 4 Granville Road East	New UPVC windows and new composite door.	Comments and observations before 29/10/2020 No Objection For:6 Against:0 Interest Declared: 0 Abstention: 0
The committee were disappointed that the applicant had not used the Sandgate Design Statement, especially as the property is in a conservation area, to improve the application and enable to committee to make a more informed decision and recommendation.			
20/1441/FH	99 & 99a Sandgate High Street	Replacement external staircase and balcony structure	Comments and observations before 05/11/2020 No decision at this time while further clarity sought from FHDC For 3 Against:0 Abstention:1 Interest declared:1
It was agreed that further clarity should be sought from FHDC regarding planning applications where the land for the proposed development is not or does not appear to be in the in the ownership of the applicant. In addition there is some concerns about whether the proposed stairs would interfere with an emergency access to the beach. It was also noted that the applicant has not made not any reference to the Sandgate Design Statement, particularly as the property is in a conservation area.			
20/1526/FH/ TCA	The Old Vicarage, Vicarage Road,	Proposal: Crown reduce back to previous pruning points of four Holm Oaks (T1, T2, T3 and T4); two Sycamores (T5 and T6) and one Japanese Oak (T7), all situated within a conservation area	Comments and observations before 01/11/2020 No Objection For :5 Against: 0 Interest Declared: 0

			Abstention: 0 Subject to the views of the tree officer
20/1458/FH	Wells House Nursing Home, Spade House	Crown reduce five Sycamores (T8, T9, T10, T11 and T12) and one Holm Oak (T13), all subject of Tree Preservation Order No 6 of 2000	Comments and observations before 01/11/2020 No Objection For :5 Against: 0 Interest Declared: 0 Abstention: 0 Subject to the views of the tree officer
20/1474/FH	6 Bybrook Field, Sandgate	Proposed extension of roof height to accommodate new living space. Re-submission of planning application 20/0980/FH	Comments and observations before 04/11/2020 No decision at this time while further clarity sought from FHDC For 4 Against:0 Abstention:0 Interest declared:1
The committee felt that there was insufficient information in the application to make a recommendation and it was agreed to seek clarity from the FHDC planning officers. Specifically, about the lack of detail about the proximity of neighbouring properties including 8 Bybrook Field, due to concerns about the overbearing nature of the proposed extension.			

5. Update on previous planning applications

20/1162/FH 68 Sandgate Hill, Sandgate, CT20 3BA: Approve with Conditions

20/1274/FH/GPD 32 Chalcroft Road: Prior approval not required

20/1302/FH/NMA Non Material Amendment to 20/0876/FH 61 Alexandra Corniche: Approve with Conditions

Y19/0925/FH Land Adjoining Turner Court: Approve with Conditions

6. Correspondence Emails had been received the placement of the winning photos of the Sandgate Society’s Lockdown competition, on the boards on hoardings on site of former Kirby Arcade. It was agreed that the new photos would be so similar in dimension that new planning applications would not be required.

7. Information- It was noted that councillors had been made aware of residents’ concern about a new planning application for a building on Sunnyside Road, which would be before the committee at the next meeting.

8.. Date of the next Planning Committee meeting 3rd November 2020.

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