



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held at 3rd November 6.30 2020
Online

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 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 (left the meeting at 6.40) & 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 Y20/1441/FH and would not take part in discussions regarding this application.

Cllr Valentine-Neale declared a personal declaration in Y20/1474/FH. and would not take part in discussions regarding this application.

Cllrs Prater and Stephens declared non pecuniary interest in Y20/1441/FH.

Cllr Watts declared a non-pecuniary interest in 20/1356/FH

3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday **20th October** having been previously circulated, were approved as a correct record and virtually signed.

**Proposed by: Cllr Adrian Watts**

**Seconded by: Cllr Michael Fitch**

**Agreed by all**

**4. Planning applications for discussion**

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| 20/1441/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 99 & 99a Sandgate High Street | Replacement external staircase and balcony structure                                                                | Comments and observations before 05/11/2020<br><b>Objection</b><br><b>For 4 Against:0</b><br><b>Abstention:1</b><br><b>Interest declared:1</b> |
| <b>We object due to non-compliance with Principle 1 of the Sandgate Design Statement which requires all applications in Sandgate to reference this document. In principle we have no objection to this application as it is outlined, with the proviso that pedestrian access to the beach is not compromised.</b>                                                                                                                                               |                               |                                                                                                                     |                                                                                                                                                |
| 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<br><b>Objection</b><br><b>For 4 Against:0</b><br><b>Abstention:0</b><br><b>Interest declared:1</b> |
| <b>We object due to non-compliance with Principle 1 of the Sandgate Design Statement which requires all applications in Sandgate to reference this document.<br/>We also object because of incomplete information regarding the heights/levels of the building relative to neighbouring properties given the topography of the location, which does not allow an informed assessment of the negative impact of the increase of roof height on their amenity.</b> |                               |                                                                                                                     |                                                                                                                                                |

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| 20/1356/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Hillboro, Sunnyside Road,          | Proposed 4no new dwellings and associated external areas within the curtilage of Hillboro (proposed to be demolished) and accessed from Sunnyside Road via a new private shared drive.                                                                         | Comments and observations before 06/11/2020<br><b>Objection For 5 Against:0 Abstention:0 Interest declared:0</b>    |
| <p><b>We object on the basis of</b></p> <ol style="list-style-type: none"> <li>1) <b>Known land instability of the site</b></li> <li>2) <b>Significant concerns about the dispersal of water on that site which requires a robust drainage strategy to mitigate the impact on dwellings below</b></li> <li>3) <b>A full ecology survey is required</b></li> <li>4) <b>Concerns about the need for an annex as part of the development and the potential for this to lead to overdevelopment of the site in the future</b></li> <li>5) <b>Serious concerns regarding the access to the site, both during construction and once occupied, due to the narrowness and instability of the unadopted section of the upper part of Sunnyside Road (it was noted that a previous pre-application version of the proposed development showed access from The Corniche, a public highway, which could be reconsidered)</b></li> </ol> |                                    |                                                                                                                                                                                                                                                                |                                                                                                                     |
| 20/1297/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Three Bears Cottage, The Corniche, | T1 - T5 Himalayan Birches: crown reduction and crown lift to 3 metres; T6 - T8 Eucalyptus: crown reduction; T9 Monterey Cypress: crown reduction; T10 Sycamore: crown reduction back to previous points, all subject of Tree Preservation Order No 12 of 2012. | Comments and observations before 06/11/2020<br><b>No objection For:5 Against:0 Abstention:0 Declared Interest:0</b> |
| 20/1538/FH/TCA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Varne, The Undercliff              | Fell one Corkscrew Willow situated within a conservation area                                                                                                                                                                                                  | Comments and observations before 08/11/2020<br><b>No objection For:4 Against:0 Abstention:1 Declared Interest:0</b> |

## 5. Update on previous planning applications

20/1251/FH Bramble Hill & Land Adjoining Bramble Hill Approve with Conditions  
20/1254/FH Lee Most House, Radnor Cliff Crescent, No Objections  
20/1137/FH Winston House, Coolinge Lane, Approve with Conditions

**6. Correspondence** Email received from Ms Hilliard regarding an application on Sandgate Esplanade due to be discussed at a future meeting- this was noted.

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

**8. Date of the next Planning Committee meeting 17<sup>th</sup> November 2020.**

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