



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held at 6.40pm on 12th January 2021
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:** there were none
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 5th January having been previously circulated, were approved as a correct record and virtually signed.

Proposed by: Cllr Michael Fitch

Seconded by: Cllr Vanessa Reay

Agreed by all

4. Planning applications for discussion

20/1947/FH	Shorncliffe Garrison, West Road	Reserved matters application for the construction of 31 dwellings together with associated landscaping, infrastructure and earthworks at Phases 2C, Burgoyne South, pursuant to Outline application Y14/0300/SH	Comments and observations before 14/01/2021 Noted For: 6 Against:0 Abstentions:0 Interest Declared:0
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On the basis of what we have all initially seen, we do not have any objections.

20/2060/FH	23 Meadowbrook, Sandgate	Single storey side extension with external car port	Comments and observations before 12/01/2021 No Objection For: 6 Against:0 Abstentions:0 Interest Declared:0
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20/2036/FH	Ship Inn, 65 Sandgate High Street	Erection of first floor side/rear extensions following demolition of existing and internal alterations to the public house.	Comments and observations before 13/01/2021 Objection For: 6 Against:0 Abstentions:0 Interest Declared:0
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We object on the basis that:

1. The scale and massing of the contemporary design of the extension harms the architectural elements of the Grade 2 listed property and is not subservient to the main element of the building: the proposed extension does not improve the Grade 2 listed building as a whole.
2. The design harms and is incongruous with the other buildings in the adjacent parade, removing existing detailing which links these buildings to the whole of the parade as a coherent collection of buildings, particularly given its prominent location on the corner of that site. The proposed extension does not therefore improve the conservation area as required by SDS4 of the Sandgate Design Statement.
3. The additional balcony at the front, in particular, and the additional second floor level balcony will result in overlooking, overshadowing and loss of privacy to the adjacent properties to the west and east; Albion Cottage and Riviera Court. It will also have a detrimental impact upon the amenity of those properties, particularly the ability of the owners to have quiet enjoyment of their properties.
4. The proposed pizza hatch is wholly inappropriate as it will result in people congregating on the public on

the public footpath and will result in increased nuisance to the neighbours.			
5. The loss of guest house accommodation is in conflict with Places and Policies Plan E4 that hotels and guest houses should be encouraged.			
20/2045/FH	Ship Inn, 65 Sandgate High Street	Listed building consent for the erection of first floor side/rear extensions following demolition of existing and internal alterations to the public house.	Comments and observations before 13/01/2021 Objection For: 6 Against:0 Abstentions:0 Interest Declared:0
We object on the basis that:			
<ol style="list-style-type: none"> 1. The scale and massing of the contemporary design of the extension harms the architectural elements of the Grade 2 listed property and is not subservient to the main element of the building: the proposed extension does not improve the Grade 2 listed building as a whole. 2. The design harms and is incongruous with the other buildings in the adjacent parade, removing existing detailing which links these buildings to the whole of the parade as a coherent collection of buildings, particularly given its prominent location on the corner of that site. The proposed extension does not therefore improve the conservation area as required by SDS4 of the Sandgate Design Statement. 3. The additional balcony at the front, in particular, and the additional second floor level balcony will result in overlooking, overshadowing and loss of privacy to the adjacent properties to the west and east; Albion Cottage and Riviera Court. It will also have a detrimental impact upon the amenity of those properties, particularly the ability of the owners to have quiet enjoyment of their properties. 4. The proposed pizza hatch is wholly inappropriate as it will result in people congregating on the public on the public footpath and will result in increased nuisance to the neighbours. 5. The loss of guest house accommodation is in conflict with Places and Policies Plan E4 that hotels and guest houses should be encouraged. 			
20/2016/FH	Coombe Cottage, Wellington Place,	Replacement of existing roof with flat roof including an additional storey above part of the existing building. Installation of balcony to first and second floor west facing elevations, changes to existing fenestration along with removal of existing garage and erection of detached garage and store.	Comments and observations before 14/01/2021 Objection For: 6 Against:0 Abstentions:0 Interest Declared:0
We object to this application on the basis that			
<ol style="list-style-type: none"> 1. The submitted application is of very poor quality lacking clarity, detail or context to enable a planning committee or planning officer to make an informed judgment. 2. The submitted application also omits the required Design and Access Statement, Heritage Statement and reference to the Sandgate Design Statement (2020). 			
20/1632/FH	42 Sandgate High Street	Undertake superstructure crack repairs to the front elevation using resin injection and the installation of helifix helibars to stitch repair the masonry.	Comments and observations before 14/01/2021 No Objection For: 6 Against:0 Abstentions:0 Interest Declared:0

5. Update on previous planning applications

20/1750/FH	Cliffe House, Radnor Cliff	No Objection
20/1657/FH	Folkestone School for Girls	Approved with conditions

6. Correspondence

It was noted that a number of emails had been received in relation to 20/2036 and 20/2045 from:

- Mr Martinus Schuurman
- Mr Alistair & Lyn Richardson
- Ms Beverley St John Aubin
- Mr Mark Krassowski
- The Sandgate Society
- Mr Stephen Melvin
- Mr Nick & Enid Kemp
- Bruce Risk

and that these had been all considered by the committee as part of their decision-making process

7. Information- there was none.

8. Next meeting 19th January 2021

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