



**SANDGATE PARISH COUNCIL**  
**Minutes of a PLANNING COMMITTEE MEETING**  
**Held on at 17<sup>th</sup> August 2.00pm**  
**At Sandgate Parish Council Offices/Library**  
**James Morris Court, Sandgate High Street,**

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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

**Present:** Chairman Cllr Guy Valentine-Neale  
**Councillors** Michael Fitch, Gary Fuller, Vanessa Reay, & Adrian Watts  
**Clerk:** Gaye Thomas

1. **Apologies for absence-** Cllrs Tim Prater & Tracy Stephens
2. **Declarations of interest:** There were none
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday **20th July 2021** having been previously circulated, were approved as a correct record and signed by the chairman.  
**Proposed by: Cllr Michael Fitch**  
**Seconded by: Cllr Adrian Watts**  
**Agreed by all**

**4. Planning applications for discussion**

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| 21/1597/FH/PA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Saga Pavilion<br>Enbrook Park,<br>Sandgate High<br>Street                      | Determination as to whether prior approval of the Local Planning Authority is required under Schedule 2, part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of office use Class B1(a) to residential C3 for the conversion to 31 x 2 bed & 31 x 1 bed flats. | Comments and observations before 19/08/2021<br>Noted<br>For:5 Against: 0<br>Interest declared: 0<br>Abstention: 0         |
| <p>We note the application but defer to the Planning Officer as to whether the applicant has the permitted development rights to convert from office to residential which they advocate.</p> <p>We also note that the application is incorrectly described as ‘The Pavilion’ when in fact it is the adjacent office building.</p> <p>In principle we object to a conversion of this building from office to residential, especially given the density of the proposed development, because of the associated issues this will cause for parking and potential for harm to the amenity of adjacent properties eg noise nuisance (which is not there from an office block) and the potential loss of public access to the park (which is well used by local residents on a permissive basis).</p> |                                                                                |                                                                                                                                                                                                                                                                                                                                |                                                                                                                           |
| 21/1628/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 25 Sandgate<br>High Street                                                     | Listed building consent for replacement of timber weatherboarding to the rear upper storeys                                                                                                                                                                                                                                    | Comments and observations before 02/09/2021<br>No Objection<br>For: 5 Against :0<br>Interest declared: 0<br>Abstention: 0 |
| Y18/0938/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Rathealy<br>Granville Road<br>East Sandgate<br>Folkestone<br>Kent CT20<br>3AJ. | This is a re-consultation following the submission of additional details or a change in circumstance. These are detailed below:<br>Updated Heritage Statement added 30th July 2021                                                                                                                                             | Comments/ observations to reach us not later than 26/08/2021<br>Objection For: 4<br>Against: 1 Interest                   |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  | <b>declared: 0</b><br><b>Abstention: 0</b> |
| <p><b>Whilst we understand that the site does need to be developed and we sense the frustration of the applicant, none of the three grounds for objection previously raised have been addressed in the updated application; namely: access, over density of the development (including the potential residential use of the boathouse) and overlooking of adjacent properties. So, we continue to object to this application.</b></p> |  |  |                                            |

**5. Update on previous planning applications**

|             |                                        |                          |
|-------------|----------------------------------------|--------------------------|
| Y19/1388/FH | Land adjoining Sir John Moore Barracks | Approved                 |
| 21/1276/FH  | 24 & 26 Radnor Cliff                   | Approved with conditions |
| 21/1212/FH  | 6 The Acers                            | Approve with conditions  |
| 21/0521/FH  | 15 Temeraire Heights                   | Approve with conditions  |

**6. Correspondance**

Email received from FHDC Planning regarding a District Development Control meeting relating to application Y19/0762/FH – this was noted

Email received from FHDC regarding 21/0255/FH & 21/1152/FH, it was noted that a further set of amendments to the proposal at West Wedge was forthcoming and a request for comment by SPC would made on the receipt of same.

Email from FHDC Planning regarding 20/1545/FH, ‘Bar Vasa’, it was noted that the Inspector, on Appeal, had confirmed that the developer was to ensure that the development is completed according to the original approved plans. Non- compliance would be an issue for FHDC planning enforcement.

**7. Information**

**8. Date of the next Planning Committee meeting –7th September after the Environment Committee**

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