



**SANDGATE PARISH COUNCIL**  
**Minutes of a PLANNING COMMITTEE MEETING**  
**Held on at 7<sup>th</sup> December 2021 at 6.30pm**  
**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 & Tim Prater  
**Clerk:** Gaye Thomas & Julie Tugwood

1. **Apologies for absence-** Cllrs Gary Fuller, Vicki Parsons, Tracy Stephens & Adrian Watts
2. **Declarations of interest:** It was noted that Cllrs Prater and Fitch declared a non-pecuniary interest in 21/2209/FH.
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday **16th November 2021** having been previously circulated, were approved as a correct record and signed by the chairman.  
**Proposed by: Cllr Tim Prater**  
**Seconded by: Cllr Michael Fitch**  
**Agreed by all**

**4. Planning applications for discussion**

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|----------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21/2217/FH     | 23 Sandgate High Street              | Section 73 application for the variation of condition 2 (plans) for planning permission Y17/0170/SH (Conversion to 4 residential apartments together with associated internal and external works to include alterations to fenestration and the installation of 2 dormer windows to the southern elevation and installation of 1 dormer window to the eastern elevation, removal of single storey extensions and erection of a boundary wall to the northern elevation) | Comments and observations before 09/12/2021 No Objection<br>For: 3 Against: 0<br>Interest declared: 0<br>Abstention: 0                                                      |
| 21/2227/FH     | Glandfield Cottage 6 Old School Mews | Conversion of basement to home working space                                                                                                                                                                                                                                                                                                                                                                                                                            | Comments and observations before 09/12/2021 No Objection<br>For: 3 Against: 0<br>Interest declared: 0<br>Abstention: 0<br>Subject to necessary building control regulations |
| 21/2219/FH     | 23 Sandgate High Street              | Conversion to 4 residential apartments together with associated internal and external works to include alterations to fenestration and the installation of 2 dormer windows to the southern elevation and installation of 1 dormer window to the eastern elevation, removal of single storey extensions and erection of a boundary wall to the northern elevation.                                                                                                      | Comments and observations before 09/12/2021 No Objection<br>For: 3 Against: 0<br>Interest declared: 0<br>Abstention: 0                                                      |
| 21/2251/FH/TCA | The Cottage, Hillside                | Remove Sycamore tree                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Comments and observations before 03/12/2021 (Extended until 9/12/21) No Objection<br>For: 3 Against: 0<br>Interest declared: 0<br>Abstention: 0                             |

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| 21/2252/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 25 Sandgate High Street                        | Replacement of the timber weatherboarding to the rear upper storeys. Re-submission of planning application 21/1623/FH.                                     | Comments and observations before 02/12/2021<br>No Objection<br>For: 3 Against: 0<br>Interest declared: 0<br>Abstention: 0                                                                                                     |
| 21/2260/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 25 Sandgate High Street                        | Listed building consent for replacement of timber weatherboarding to the rear upper storeys. Re-submission of Application 21/1628/FH.                      | Comments and observations before 02/12/2021<br>No Objection<br>For: 3 Against: 0<br>Interest declared: 0<br>Abstention: 0                                                                                                     |
| 21/2271/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Kirby Cottage, Wilberforce Road                | Proposed extension to south west, addition of second floor and various internal and external alterations.                                                  | Comments and observations before 16/12/2021<br><b>Objection</b><br><b>For: 3 Against: 0</b><br><b>Interest declared: 0</b><br><b>Abstention: 0</b>                                                                            |
| <p><b>We object to this application on the basis of:</b></p> <ol style="list-style-type: none"> <li><b>1. Paucity of information/details, particularly as the property is in a conservation area</b></li> <li><b>2. No reference to the Sandgate Design Statement</b></li> <li><b>3. No Design and Access statement</b></li> <li><b>4. Absence of any assessment of the impact of the additional storey on neighbouring properties including overshadowing and privacy</b></li> <li><b>5. Lack of diagrams with dimensions</b></li> </ol> |                                                |                                                                                                                                                            |                                                                                                                                                                                                                               |
| 21/2261/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Flat 3 East Cliff House, Radnor Cliff Crescent | Felling of Corsican pine covered by TPO No. 11 of 2014                                                                                                     | Comments and observations before 10/12/2021<br><b>Objection</b><br><b>For: 3 Against: 0</b><br><b>Interest declared: 0</b><br><b>Abstention: 0</b><br><b>We object unless the tree officer removes his previous objection</b> |
| 21/2074/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 13 Enbrook Road                                | Change of conservatory to a garden room                                                                                                                    | Comments and observations before 08/12/2021<br>No Objection<br>For: 3 Against: 0<br>Interest declared: 0<br>Abstention: 0                                                                                                     |
| 21/2209/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 104 Sandgate High Street                       | Change of use from commercial unit to residential dwelling.                                                                                                | Comments and observations before 16/12/2021<br><b>Objection</b><br><b>For: 3 Against: 0</b><br><b>Interest declared: 2 non pecuniary</b><br><b>Abstention: 0</b>                                                              |
| <p><b>We object on the grounds that this does not comply with policy RL6 of the Places and Policies Local Plan Policy, particularly 4:2, 4:3 &amp; 4:4 (Sandgate Local Centre), which govern the change of use from commercial to residential.</b></p>                                                                                                                                                                                                                                                                                    |                                                |                                                                                                                                                            |                                                                                                                                                                                                                               |
| 21/1152/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | West Wedge, Sandgate Esplanade                 | This is a re-consultation following the submission of additional details or a change in circumstance. These are detailed below: Documents added 19/11/2021 | Comments, observations you may have on the proposal reach us not later than 01/07/2021<br>No Objection<br>For: 3 Against: 0<br>Interest declared: 0                                                                           |

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|                   |                                  |                                                                                                                                                                   | <b>Abstention: 0</b>                                                                                                                                                         |
| <b>21/0955/FH</b> | <b>West Wedge, The Esplanade</b> | <b>This is a re-consultation following the submission of additional details or a change in circumstance. These are detailed below: Documents added 19/11/2021</b> | <b>Comments , observations you may have on the proposal reach us not later than 17/12/2021 No Objection<br/>For: 3 Against: 0<br/>Interest declared: 0<br/>Abstention: 0</b> |

**5. Update on previous planning applications**

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|----------------|-----------------------------------|-------------------------|
| 21/1970/FH     | 100 - 102 Sandgate High Street,   | Refused                 |
| 21/1905/FH     | The Glades, Sunnyside Road        | Approve with Conditions |
| 21/2193/FH/NMA | Shorncliffe Development Phase 2D  | Approved                |
| 21/2034/FH/CON | Somerset Barracks                 | Approved                |
| 21/2168/FH/CON | Shorncliffe Garrison Development, | Approved                |
| 21/0739/FH     | Three Bears Cottage, The Corniche | Approve with Conditions |

Action: Clerk to establish location of water tower in 21/2168/FH/CON

**6. Correspondance-** None received

**7. Information** None at present

**8. Date of the next Planning Committee meeting** – 14<sup>th</sup> December 2021

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