



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held on at 11th January 2022 at 7.20pm
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, Vicki Parsons & Adrian Watts  
**Clerk:** Julie Tugwood

1. **Apologies for absence-** Gary Fuller & Tracy Stephens
2. **Declarations of interest:** It was noted that Cllr Prater would be attending a cabinet meeting regarding 21/2326/FH but this would not prejudice his ability to make comments.
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 14<sup>th</sup> **December 2021** having been previously circulated, were approved as a correct record and signed by the chairman.  
**Proposed by: Cllr Michael Fitch**  
**Seconded by: Cllr Vicki Parsons**  
**Agreed by all**

**4. Planning applications for discussion**

|             |                                          |                                                                                                                                                                                                         |                                                                                                                                                                       |
|-------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21/2326 /FH | Land rear 37 & 39 Enbrook Valley         | Erection of garages & lock up storage (domestic)                                                                                                                                                        | Comments and observations before 06/01/2022<br>Extension given to 13/01/2022<br>No objection for:5<br>Against:0<br>Interest declared:0<br>Absention:0                 |
| 21/2282 /FH | Princes Parade Promenade, Princes Parade | Application for the approval of reserved matters (Means of access, Layout and Landscaping) pursuant to planning permission Y17/1042/SH relating to the provision of infrastructure and landscaped areas | Comments and observations before 07/01/2022<br>Extension given to 13/01/2022<br><b>Objection for:5 against 0</b><br><b>Interest declared:1</b><br><b>Abstention 0</b> |

*We object on the basis that:*

- The application is poorly presented with confusing details and impenetrable drawings
- As per the Sandgate Society comments the application only provides details for the Western end of the development and there are no details for the Eastern end
- As per the Hythe Town Council comments the location of the tram shelter is not shown within the planning application; there are issues with the public infrastructure, the drainage, and the water system, including the drainage of surface water into the sea or the canal causing potential pollution; there are ecological issues in relation to wildlife; the contamination report shows the development of contaminated land which will then form part of the public area
- There are highways issues relating to the position of the road and the canal
- There will be significant issues relating to traffic congestion and parking during and after the construction
- It is also noted that the Fire Service have concerns regarding a ‘turning circle’ for fire engines on two access routes.
- New entrances from the SE to create a ‘sense of arrival’ to the green space proposed is adjacent to and through a car park, which undermines this objective requiring re-siting/designing to achieve including the use of alternative features to an ‘industrial’ look gambion wall.

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| Y19/08<br>84/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Over the Top Prospect Road | Erection of a two-storey rear extension to the lower ground floor and basement level, a door and a window to each of the two outbuildings at basement level, reposition of a new external rear staircase and installation of a toilet/shower room within the ground floor hall.<br>Amended/additional plans have now been received in respected of the above application-<br>Documents added 10/12/2021                                    | Comments and observations by 09/01/2022<br>Extension given to 13/01/2022<br><b>Objection for:5 against 0</b><br><b>Interest declared:1</b><br><b>Abstention 0</b> |
| <p><i>We object on the basis that:</i></p> <ul style="list-style-type: none"> <li>The application is poorly presented and detailed so making an informed judgment an impossibility as it is not clear which iteration of the design is the latest application (the two apparent versions have the same date and version control reference)</li> <li>The Design and Access statement is particularly poor containing only images without any commentary and does not reference the Sandgate Design Statement 2020 which is especially relevant given the building is listed Grade II and is located in a conservation area</li> <li>The detailing of the proposed changes to the ingress to the garden from Sandgate Esplanade is also poor so that assessing whether or not this contributes to enhancing the conservation area, as required, is also impossible to make.</li> </ul> <p><i>In view of these of these shortcomings our previous objections remain current (23/8/19)</i></p> <ul style="list-style-type: none"> <li>Sandgate parish council endorses the comments submitted by the owner of Pebble Shore – the adjoining property.</li> <li>In particular we are very concerned about the following breaches of national and local planning policy which the development would entail:</li> <li>substantial loss of sunlight/overshadowing to Pebble Shore by a large two storey extension (Local Plan (LP)BE 8a)</li> <li>overbearing size of the extension relative to the existing property and the adjoining property (SDS 8, LP BE 8.21, BE 8 Policy)</li> <li>detrimental impact of the extension on the streetscene and visual amenity of a conservation area where the building line of a pair of semi-detached properties is broken and development should only be approved if it ‘preserves or enhances the character of the conservation area’ (SDS 4, SDS 8, LP BE Design &amp; Layout 8.5, BE4 Policy)</li> <li>significant reduction in size of a front garden running down to the sea which, along with a number of other nearby properties, is a distinctive feature of this part of the conservation area and which this application would set a precedent for development (SDS 4)</li> <li>negative impact on the visual appearance and setting of the adjacent Grade 2 listed building property to the west (The Wedge – not the Spanish House as identified in the application)</li> <li>poor elevation drawings which do not accurately show the development in relation to neighbouring buildings (The Wedge) and a lightweight design and access statement (SDS 6)</li> </ul> |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                   |
| Y19/08<br>85/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Over the Top Prospect Road | Listed Building Consent for the erection of a two-storey rear extension to the lower ground floor and basement level, a door and a window to each of the two outbuildings at basement level, reposition of a new external rear staircase and installation of a toilet/shower room within the ground floor hall.<br>Amended/additional plans have now been received in respected of the above application-<br>New drawings dated 20/10/2020 | Comments and observations by 09/01/2022<br>Extension given to 13/01/2022<br><b>Objection for:5 against 0</b><br><b>Interest declared:1</b><br><b>Abstention 0</b> |
| <p><i>Please see the details of our objections above for the same site application reference 19/0884/FH</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                   |

**5. Update on previous planning applications - none at this time**

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|-------------|-------------------------------------|-------------------------|
| 21/2143/    | Castle Hole, 9 Valley Road,         | Approve with Conditions |
| 21/2260/    | 25 Sandgate High Street, 3AH        | Approve with Conditions |
| 21/2252/ 25 | Sandgate High Street, Sandgate,     | Approve with Conditions |
| 21/1138/FH  | 115 Sandgate High Street, Sandgate, | Approve with Conditions |

|                |                                                   |                         |
|----------------|---------------------------------------------------|-------------------------|
| 21/0630/FH/NMA | "Burgoyne Barracks North & Napier Barracks        | Approved                |
| 21/1414/FH     | Flat 1, 5 Wellington Terrace, Sandgate Esplanade, | Approve with Conditions |
| 21/2074/FH     | 13 Enbrook Road, Sandgate,                        | Approve with Conditions |
| 21/2102/FH     | Undercliff House, The Undercliff, Sandgate,       | Approve with Conditions |

**6. Correspondence –**

Two emails received from the Sandgate Society regarding 21/2282/FH and Y190884/FH: these were considered during the deliberative process.

It was noted that correspondence regarding 21/2369/FH Hillboro had been received stating that SPC had not objected to this application. This was incorrect and SPC confirmed that it had deferred comments until a potential revision had been received.

It was noted that a local resident had contacted SPC regarding 3 Bay View and that SPC has confirmed that it would make comments when a retrospective application is received.

**7. Information - none at present**

**8. Date of the next Planning Committee meeting – TBC**

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