



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held on at 29th March 2022 at 6.30
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, Vicki Parson, Tim Prater  
**Clerk:** Julie Tugwood

1. **Apologies for absence- Cllr Tracy Stephens**
2. **Declarations of interest:** Cllr s Prater and Valentine-Neale had it noted that they visited the site, 22/0302/FH, at invitation of the neighbour in the adjacent property. It was further noted that this neighbour was a representative of the Sandgate Society with an interest in all planning applications pertaining to conservation issues.
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 15<sup>th</sup> March 2022 having been previously circulated, were approved as a correct record and signed by the chairman.  
**Proposed by: Cllr Tim Prater**  
**Seconded by: Cllr Guy Valentine-Neale**  
**Agreed by all**
4. Planning applications for discussion

|            |                                         |                                                                                                                                                            |                                                                                                                            |
|------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 22/0302/FH | 124-132 Sandgate High Street Folkestone | Erection of a 2 bedroom dwelling including rooms in the roof space and raised decking area for external amenity set above ground floor garage and parking. | Comments and observations before 14/04/2022<br>No Objection<br>For :5 Against: 0<br>Interest Declared: 0<br>Abstentions: 0 |
|------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

As we welcome the relatively modest scale of the development we do Not Object, but would like the following comments fully taken into account before the officer’s report is written.

Given that the location has Grade 2 listed buildings immediately to both sides and across the road, we believe that a conservation officer / consultant should look over the plans and their impact, including that of the first floor decking area, on the setting of the neighbouring listed buildings prior to any decision being made.

There is insufficient detail in the plans to be clear on the ease of vehicle movement within the site, and if it is actually possible to turn around a normally sized vehicle in the available space. Tracking models should be produced to show it is straightforward to enter and leave the site in a forward gear having turned.

In the Design and Access statement it says:  
 “The existing masonry walls to the surrounding gardens to the north and west are approximately 1.7m above floor level to the north and over 2m to the west and therefore will ensure that there will be no overlooking towards the garden areas to the north and west from the raised deck, balcony and first floor living accommodation.” 1.7m is not an impossible eye-height, and even a small variation on that would make overlooking of the garden to the north perfectly possible. Conditioning a small "privacy screen" (or wall height extension) on top of the Northern boundary of even 50cm would ensure overlooking was avoided entirely.

The front page of the Design and Access statement shows a picture of the dwelling that seems to have an outward opening stable door opening directly over the public footpath. That is presumably designer whimsy, and no door opening outwards over the pavement (split or otherwise) will be permitted.

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| 22/0118/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Racquet Court, Burgoyne Barracks, West Road, Folkestone, | Listed building consent for removal of irreparable mortaring and damaged fabric. Mortaring and re-pointing across building. Replacement of damaged brickwork and cleaning of brickwork to be retained in situ. Installation of structural steelwork to make safe historic structure. Treatment of existing/exposed metalwork for corrosion. Installation of structural concrete and timber elements to conservation standard. Crack stitch repair across building and demolition of adjoining modern structures. | Comments and observations before 07/04/2022<br><b>Objection</b><br><b>For :3 Against: 2</b><br><b>Interest Declared: 0</b><br><b>Abstentions: 0</b>                                                |
| <p><b>We object on the basis that the utility ( and therefore the future use) of the racquet court is likely to be harmed by having no / few curtilage buildings for changing rooms / kitchen etc.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                    |
| <p><b>Until the use of the building going forward is agreed, the demolition of adjoining structures should not take place as they could well be of use. Also, section 3.2 of the Structural Inspection states that "The west gable is at risk when the adjoining building is removed, it may become unstable" is clear that such removal risks the structural integrity of the building, and it seems clear that the removal IS part of this application, as the built heritage statement on page 22 says the purpose includes "demolish the adjoining modern structures that are excluded from the designation."</b></p> <p><b>Without the view of a local authority conservation consultant, it is hard to offer an opinion on whether the proposed conservation works to the retained heritage building are suitable or sufficient: we assume such a professional assessment will be sought and listened to before a decision is reached.</b></p> |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                    |
| 21/2282/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Princes Parade Promenade, Princes Parade,                | This is a re-consultation following the submission of additional details or a change in circumstance. These are detailed below:<br>Documents added 04/03/2022                                                                                                                                                                                                                                                                                                                                                    | Comments/observations you may have on the proposal reach us not later than 31/03/2022<br><b>Objection</b><br><b>For :5 Against: 0</b><br><b>Interest Declared: 0</b><br><b>Abstentions: 0</b>      |
| <p><b>We maintain our previous objections, including the fact that the application is largely impenetrable and the new documents do nothing to ameliorate our concerns. In particular, we are disappointed that our concerns have not been addressed in relation to the proposed entrance to the green space, to the west of the development, which is quite inappropriately through a car park and the proposed use of 'industrial appearance' materials to this entrance.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                    |
| 22/0430/FH/P A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Sir John Moore Barracks, Shorncliffe Camp                | Proposal: Determination as to whether the prior approval of the Local Planning Authority is required under Class TA of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a single storey strength & conditioning facility.                                                                                                                                                                                                                                  | Comments and observations before 04/04/2022<br>We do not comment on this application but leave the adjudication to the responsible Planning Officer                                                |
| 22/0415/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Sandgate Point, The Leas                                 | Proposal: Felling of Holm Oak subject of TPO No. 18 of 2000                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Comments and observations before 07/04/2022 No<br><b>Objection</b><br><b>For :5 Against: 0</b><br><b>Interest Declared: 0</b><br><b>Abstentions: 0</b><br>Subject to the views of the Tree Officer |

## 5. Update on previous planning applications

22/0052/FH Land adjacent to Unit 1 North Close Business Centre-Refused

6. **Correspondence** Information received from FHDC regarding 20/1545/FH (ex 'Bar Vasa') confirming that the planning enforcement team have investigated the site to ensure the developers comply with the unsuccessful appeal decision. As a result, a Breach of Condition Notice has been served with compliance required by the developer by the 6<sup>th</sup> April or a fine would be incurred and further action taken.
7. **Information** None at this time
8. **Date of the next Planning Committee meeting** – 12<sup>th</sup> April 2022

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