



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held on 10th May 2022 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:** Adrian Watts, Gary Fuller & Michael Fitch  
**Clerk:** Julie Tugwood

1. **Apologies for absence- Cllrs Tim Prater & Vicki Parsons**
2. **Declarations of interest: None**
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 19<sup>th</sup> April 2022 having been previously circulated, were approved as a correct record and signed by the chairman.  
**Proposed by: Cllr Adrian Watts**  
**Seconded by: Cllr Michael Fitch**  
**Agreed by all**

**4. Planning applications for discussion**

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| 22/0626/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Three Bears Cottage, The Corniche, | To fell T1-T5 group of Silver Birch, T6 Yew tree, T7-T11 group of Eucalyptus, T13-T14 group of Griselinia, T15 Sycamore, T16 Elder, T17 Monterey Cypress, T18 Sycamore, T19 Common Ash, T20 Crab Apple, T21 Corsican Pine, T22 Griselinia, T23 Crab Apple and T24 Elder all subject of TPO No. 12 of 2012 | Comments by 11 <sup>th</sup> May 22<br><b>Objection:</b><br><b>For :4 Against: 0</b><br><b>Interest Declared: 0</b><br><b>Abstentions: 0</b> |
| <p><b>The Council objects as all the trees</b></p> <p>a) are protected by TPOs and therefore contrary to the assertion in the application must have a high amenity value</p> <p>b) are located on the Sandgate Wooded Escarpment which is specifically designated in the District Local Plan (PPLP) Policy NE3 as a Local Landscape Area and in the Sandgate Design Statement SDS 9 both of which require the vegetation to be protected.</p> <p>c) are required by SDS 9, where they have to be felled, to be replaced by ‘appropriate additional planting’. The application states that new trees will be planted ‘if possible’ with ‘quantities and species to be confirmed’. We do not consider this commitment to be anywhere near sufficient to mitigate the proposed loss of mature trees to this area.</p> <p><b>We request that the district’s tree officer is engaged with this application to ensure that there is no overall negative impact on the ‘special environmental quality’ of the mature wooded escarpment which is a ‘particularly distinct and well-established landscape’. (SDS)</b></p> |                                    |                                                                                                                                                                                                                                                                                                           |                                                                                                                                              |
| 22/0657/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Loxwood, Radnor Cliff Crescent     | Proposed part roof conversion to form additional living accommodation with new roof lights & a dormer roof extension, a single-storey side extension & amended approved rear single-storey extension (As approved under planning consent no.19/0450/FH).                                                  | Comments by 18/05/2022 No Objection<br><b>For :4 Against: 0</b><br><b>Interest Declared: 0</b><br><b>Abstentions: 0</b>                      |

**The council notes with disappointment that although the property is located in a conservation area there is no Design and Access Statement and no reference to the Sandgate Design Statement and how the proposed works will preserve or enhance the conservation area.**

- 5. **Update on previous planning applications** None at this time
- 6. **Correspondence** None at this time
- 7. **Information** Cllr Watts asked if the District Council could be informed of our concerns over sustainability of new developments and in particular that new dwellings should have solar panels and effective insulation. Cllr Fuller confirmed that he would pass the comments onto District Council to inform policy .
- 8. **Date of the next Planning Committee meeting** – 24th May 2022

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