



**SANDGATE PARISH COUNCIL**  
**Minutes of a **PLANNING** COMMITTEE MEETING**  
**Held on 19<sup>th</sup> July 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

**Election of Chairman for this meeting:**  
**Proposed Cllr Tim Prater by Cllr Michael Fitch**  
**Seconded by Cllr Gary Fuller**  
**Agreed by all in attendance**

**Present: Chairman Cllr Tim Prater**  
**Councillors: Gary Fuller, Michael Fitch, Adrian Watts and Vanessa Reay**  
**Clerk: Julie Tugwood**

1. **Apologies for absence: Cllrs Lewis Whitnall, Guy Valentine-Neale, Vicki Parsons and Tracy Stephens**
2. **Declarations of interest: None**
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 21<sup>st</sup> June 2022 having been previously circulated, were approved as a correct record and signed by the chairman.  
**Proposed by: Cllr Michael Fitch**  
**Seconded by: Cllr Tim Prater**  
**Agreed by all**

**4. Planning applications for discussion**

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| 22/1036/FH<br>/PA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | St Pauls Court,<br>St Pauls Way. | Determination as to whether the prior approval of the Local Planning Authority is required under schedule 2, part 20 - class A (General permitted development order 2015) for the enlargement of a block of flats by construction of two additional storey's for 6 apartments | Comments before<br>20/07/2022<br><b>Objection</b><br><b>For: 5 Against: 0</b><br><b>Interest Declared:0</b><br><b>Abstentions: 0</b> |
| <p><b>The Council are objecting to the application on the grounds that by reason of scale and design of the proposed building this would give rise to significant overshadowing of other properties in a manner harmful to the residential amenities of the occupants thereof. The proposal is therefore contrary to policy DSD of the adopted core strategy 2013; policies HB1 and HB8 of the adopted places and policies local plan 2020.</b></p> <p><b>It will be out of scale with other buildings and have impacts on parking and will create noise pollution as a result of increase in traffic during periods of construction and thereafter. It is felt it will have a lasting negative impact on the emotional well being of local residents due to loss of privacy and all the above issues.</b></p> |                                  |                                                                                                                                                                                                                                                                               |                                                                                                                                      |
| 22/0277/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Star Plant Ltd,<br>Ross Way      | Erection of 7no. new commercial units. New units to include ground floor accommodation and 1st floor mezzanine. Existing units to South West end of site to be retained                                                                                                       | Comments and observations before<br>15/07/2022<br>Extension granted to 21/07/22<br>No Objections                                     |

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|                                                                                                                                                                                                                                                                                                                                                                                      |  |  | For: 5 Against: 0<br>Interest Declared:0<br>Abstentions: 0 |
| <p>The Parish Council have no objections but ask that the following conditions be applied; Restrictions on hours of use, noise and night use.<br/>It is also desirable that the strip of land between the site and the houses on Oxenden /Road / Vincent Close owned by FHDC to have a new access point to allow for the required pruning and maintenance of trees in that area.</p> |  |  |                                                            |

**5. Update on previous planning applications**

**22/0771/FH 36 Enbrook Valley**, Single storey rare tension and front porch. **Approved with conditions.**

**22/0601/FH 19 Sandgate High Street**, Alteration to the north elevation of a ground floor flat. **Approved with Conditions**

**22/0639/FH Temeraire Heights**, Rolling consent to reduce to a minimum height of 1.2m above ground level an area of trees subject to Tree Preservation order No 7 of 2010 on a twice annual basis for a maximum period of 5 years. **Approved with Conditions**

**6. Correspondence**

Correspondence was received from a resident concerning planning application number 22/1036/FH/PA – St Pauls Court and this was considered as part of the decision-making process.

Correspondence received from residents concerning the possible illegal felling of trees at Encombe and other areas. At Encombe, it was noted that the Tree inspector was informed, and he immediately went to the site and stopped any further felling. Sandgate Parish Council would like to thank Mr Sephton for his help in this matter. It was further noted that fines for the illegal felling of trees are set by law not the council. **Action: To write and letter to the Tree Inspector asking if he has any ideas of ways in which we could disseminate the regulations governing tree management.**

Email received from FHDC giving Notice of the appeal of the refusal of application **22/0052/FH** for the retrospective application for the laying of hardstanding and siting of a water filling station.

It was noted that a number of emails regarding former Bar Vasa had been received. It was noted that some building works which had been undertaken were not within the approved planning application and that both a retrospective planning application and an appeal to Secretary of State had been refused. An enforcement action is in place against the applicant.

**7. Information** None at this time.

**8. Date of the next Planning Committee meeting – 2<sup>nd</sup> August 2022**

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