



SANDGATE PARISH COUNCIL
Minutes of a **PLANNING COMMITTEE MEETING**
Held on 14th March 2023 at 7.20
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:** Tim Prater, Michael Fitch and Adrian Watts  
**Clerk:** Gaye Thomas

1. **Apologies for absence:** Cllr Gary Fuller, Vicki Parsons and Tracy Stephens
2. **Declarations of interest:** Cllr Tim Prater disclosed a personal interest in 23/0256/FH, being his next door neighbour and would reclude himself from taking part in that section of the meeting.
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 21<sup>st</sup> February 2023 having been previously circulated, were approved as a correct record and signed by the chairman.  
**Proposed by:** Cllr Michael Fitch  
**Seconded by:** Cllr Adrian Watts

**4. Planning applications for discussion**

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| <b>23/0278/FH</b>                                                                                                                                                                                                                                                                                                                                                                                       | <b>57 Southernwood Rise,</b>         | <b>Erection of single storey side and rear extension</b>                                                                                                                                                    | <b>Comments and observations before 20/03/2023</b><br><b>No objection</b><br><br><b>For:4 Against:0 Interest Declared:0 Abstention:0</b> |
| <b>The proposed area of hard landscaping to the front should either be reduced in size or mitigated by the addition of soft landscaping along the shared boundary, to acknowledge the concern of immediate neighbour</b>                                                                                                                                                                                |                                      |                                                                                                                                                                                                             |                                                                                                                                          |
| <b>23/0234/FH</b>                                                                                                                                                                                                                                                                                                                                                                                       | <b>Rathealy, Granville Road East</b> | <b>Section 73 application for the variation of condition 2 (approved plans) of planning permission Y18/0938/FH Erection of replacement dwelling with boathouse to allow for changes to the site access.</b> | <b>Comments and observations before 21/03/2023</b><br><b>Objection</b><br><b>For:4 Against 0 Interest declared :0 Abstention:0</b>       |
| <ul style="list-style-type: none"> <li>• <b>We object on the basis that the issue of access to the property and right of way is not sufficiently detailed so that we can understand why the changes to the proposed development mitigate this issue.</b></li> <li>• <b>We also repeat the objections regarding access to the site generally which were made on the original application.</b></li> </ul> |                                      |                                                                                                                                                                                                             |                                                                                                                                          |

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| 23/0256/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100 Sandgate High Street | Change of the ground floor commercial unit into a Dental Clinic. Subdivision of first and second floor flat into one 1 Bed flat on the first floor and one 2 Bed flat on the second floor. Addition of a first floor extension to the rear of the property. | Comments and observations before 30/03/2023<br>No objection For:3<br>Against:0<br>Interest declared:0<br>Abstention:0 |
| <p><b>No Objection subject to the following deficiencies in</b></p> <ul style="list-style-type: none"> <li>• no reference to the Sandgate Design Statement (especially at the property is in a Conservation Area).</li> <li>• the plans do not show the access to the ground floor neighbour's property (98) with a door to the business and the flat above from the shared alleyway.</li> <li>• The proposed bin storage area is directly adjacent to the neighbour's business door and there is a concern about the impact on this in case of exiting due to a fire.</li> <li>• The plans do not identify that the alley has common access and is a right of way</li> </ul> |                          |                                                                                                                                                                                                                                                             |                                                                                                                       |

**5. Update on previous planning applications**

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|-------------|--------------------------|-------------------------|
| Y19/0884/FH | Over the Top             | Approve with Conditions |
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| Y22/1199/FH | 45A Sandgate High Street | Approve with Conditions |
| Y22/1068/FH | 45A Sandgate High Street | Approve with Conditions |

**6. Correspondence**

Notification had been received from FHDC Planning regarding re-consultation on application 22/0118/FH- The clerk was asked to request an extension for comments until 12<sup>th</sup> April 2023

**7. Information**

It was noted that members had received several communications from local residents regarding concerns about the ongoing works to the wooded escarpment on Military Road opposite the park. Initially no proper site security for public and contractors had been erected and this has now been redressed.

The Tree Officer had been asked to check that only the appropriate number of trees had been removed in accordance with the planning conditions and this has been confirmed.

It was noted that it was disappointing that such a sensitive site to the community is not being managed in a more professional manner from the start of the works.

Professionally qualified and interested residents are monitoring the works to the site and members would also be so doing to ensure compliance with the conditions of the planning approval. Planning Enforcement and the Tree Officer have confirmed willingness to revisit the site on any occasion.

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

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