



**SANDGATE PARISH COUNCIL**  
**Minutes of a PLANNING COMMITTEE MEETING**  
**Held on 4<sup>th</sup> April 2023 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:** Michael Fitch, Tim Prater and Adrian Watts  
**Clerk:** Julie Tugwood

1. **Apologies for absence:** Cllrs Gary Fuller, Vicki Parsons and Tracy Stephens
2. **Declarations of interest:** There were none
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 14<sup>th</sup> March 2023 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**

A resident spoke to 23/0325/FH and their comments and observations were considered as part of the committee’s deliberations.

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| 22/0118/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Racquet Court, Burgoyne Barracks, West Road, Folkestone,. | This is a re-consultation following the submission of additional details or a change in circumstance. These are detailed below:<br>Proposal amendment.                                                                                                                                                         | Comments/observations you may have on the proposal reach us not later than 03/04/2023<br><b>Objection For :4</b><br><b>Against :0</b><br><b>Abstention: 0</b><br><b>Declared Int: 0</b> |
| <p><b>We welcome the retention of the western extension. However, we continue to object to the demolition of the northern extension of the racquet court on the basis that it may impact on the viability of the subsequent usage of the building.</b></p> <p><b>If the northern extension were to be granted permission for demolition, the parish council is firmly of the view that the site should be retained as an open space to enhance the setting of the Grade 2 listed racquet court.</b></p> <p><b>The application should also contain details of future use and internal design of the western elevation.</b></p> |                                                           |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                         |
| 23/0325/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land adjoining 20 Encombe, Sandgate, CT20 3DD             | Section 73 application for the variation of condition 1 (approved plans) for planning permission Y16/0447/SH Erection of three blocks comprising 36 flats pursuant to outline planning permission reference Y11/0122/SH details relating to appearance and landscaping to allow for the addition of a woodland | Comments and observations before 27/04/2023<br><b>Objection For :4</b><br><b>Against :0</b><br><b>Abstention: 0</b><br><b>Declared Int: 0</b>                                           |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | <b>management plan</b> |  |
| <p><b>We object on the grounds that this is an egregious attempt by the developer to introduce a so-called woodland management plan, but which is in fact a plan to improve sea views of the development by the felling of trees (in order to market properties).</b></p> <p><b>We also object as trees provide stability to the unstable Sandgate escarpment and benefit drainage.</b></p> <p><b>The removal of trees is also in conflict with the aims of the Sandgate Design Statement 2020, specifically regarding the Escarpment Character Area, SDS 8, concerning development in an area of increased land slip risk and SDS 9 which emphasises the importance of protecting the woodland feature of the escarpments.</b></p> <p><b>We also note the absence of any input from the Council's Tree Officer.</b></p> |  |                        |  |

Action: Tree officer to be invited to revisit site and consider further TPOs.

**5. Update on previous planning applications**

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|------------|--------------------------------------|-------------------------|
| 23/0001/FH | 15 Bybrook Field,                    | Approve with Conditions |
| 22/2129/FH | Grafton Cottage, Sandgate Esplanade, | Refused                 |
| 23/0185/FH | 33 Valley Road,                      | Approve with Conditions |
| 23/0101/FH | 49 Lower Corniche,                   | Approve with Conditions |
| 23/0064/FH | 45 Radnor Cliff,                     | Approve with Conditions |

**6. Correspondence**

None at this time

**7. Information** None at this time

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

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