



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held on 18th April 2023 at 7.10pm
At Sandgate Parish Council Offices/Library
James Morris Court, Sandgate High Street,

~~~~~  
 These Minutes will only be deemed to be a correct record of the meeting when approved and signed at the next meeting

Councillor Gary Fuller proposed that Councillor Tim Prater carry out the duty of Chairman for today’s meeting,  
 Seconded by Councillor Michael Fitch and agreed by all present.

**Present:** Chairman Cllr Tim Prater  
**Councillors:** Michael Fitch and Gary Fuller  
**Clerk:** Julie Tugwood

1. **Apologies for absence:** Cllrs Vicki Parsons, Adrian Watts, Guy Valentine-Neale and Tracy Stephens
2. **Declarations of interest:** Councillor Tim Prater, Gary Fuller and Michael Fitch stated that they either lived, worked or had property near to the property for discussions under 22/0102/FH
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 4<sup>th</sup> April 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**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                            |                                                                   |                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>23/0102/FH</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>104 Sandgate High Street, Sandgate,</b> | <b>Change of use from commercial unit to residential dwelling</b> | <b>Comments/observations you may have on the proposal reach us not later than 19/04/2023</b><br><b>Objection For :3</b><br><b>Against :0</b><br><b>Abstention: 0</b><br><b>Declared Int: 0</b> |
| <p><b>The council object to the proposal, which is contrary to local plan policy RL6. There is no evidence to demonstrate that there is no demand for the continued use of the premises for retail or community uses. There are NO void commercial properties in the High Street: all are either occupied or being fitted out for new use. There is no evidence that commercial use is no longer viable (there has been an active and successful business there for the years up to 2020). The property has not has been actively marketed at a reasonable rate for a period of at least 12 months: the agent letter shows that the deposit requested was hugely inappropriate for at least six months. Numerous enquiries have been made but rejected, including a recent enquiry regarding purchase at the listed sale price.</b></p> <p><b>There are also concerns the property will not meet minimum space standards for a double bedroom residential property given the floor space which is outside / yard and stairs associated with the upstairs flat, and would be very dark to the rear and likely to have damp issues at the back.</b></p> |                                            |                                                                   |                                                                                                                                                                                                |

|                                                                                              |                             |                                                                                      |                                                                                                                                               |
|----------------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 23/0465/FH                                                                                   | 2 Upper Corniche, Sandgate, | Erection of a raised patio deck in rear garden with a summerhouse, and access stairs | Comments and observations before 26/04/2023<br><b>Objection For :3</b><br><b>Against :0</b><br><b>Abstention: 0</b><br><b>Declared Int: 0</b> |
| <b>We have no objections subject to confirmation that the neighbours are not overlooked.</b> |                             |                                                                                      |                                                                                                                                               |

**5. Update on previous planning applications**

|                |                          |                         |
|----------------|--------------------------|-------------------------|
| 22/2195/FH/TCA | 122 Sandgate High Steet, | No objections           |
| 21/2147/FH     | 21 Radnor Cliff          | Approve with conditions |
| 22/1955/FH     | 30 Chichester Road,      | Approve with Conditions |
| 23/0296/FH/TCA | 8 Radnor Cliff,          | No objections           |
| 23/0179/FH     | 40 Shorncliffe Road,     | Refused                 |

**6. Correspondence**

Correspondence received from Sandgate Society regarding application 23/0102/FH

**7. Information** None at this time

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

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