



SANDGATE PARISH COUNCIL
Minutes of a **PLANNING COMMITTEE MEETING**
Held on 19th June 2023 at 7.10pm
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:** Susan Claris, Michael Fitch, Peter Hickman, Simon Horton, Tim Prater & Nicola South  
**Clerk:** Gaye Thomas

1. **Apologies for absence:** Cllr Hazel Barrett,
2. **Declarations of interest:** There was none
3. **Minutes of the last meeting** – The minutes of the meeting held on Tuesday 5<sup>th</sup> June 2023 having been previously circulated, were approved as a correct record and signed by the chair.  
**Proposed by: Cllr Tim Prater**  
**Seconded by: Cllr Simon Horton**  
**Agreed by all**

**4. Planning applications for discussion**

|                   |                                                                        |                                                                                                                       |                                                                                                                                 |
|-------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>23/0646/FH</b> | <b>21A,B, &amp; C<br/>The<br/>Crescent,<br/>Sandgate,<br/>CT20 3EE</b> | <b>Reconfiguration of three flats to create three dwelling houses, to include new windows, doors and roof lights.</b> | <b>comments and observations before 26/06/2023<br/>No objection<br/>For :7 Against :0<br/>Interest decl: 0<br/>Abstention:0</b> |
|-------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|

**We do not object to this application subject to:**

- **Formalisation of the proposed three (3) parking spaces with a dropped kerb from the highway for each**
- **All existing shrubbery at the rear of the property is retained**
- **Glazing bars are introduced into the first-floor windows to mirror those on the ground floor in the proposed design and to mirror the existing window design at first floor level**
- **Provision of a sustainable urban drainage system to improve drainage and introduce some soft landscaping into what is a substantial hard landscaped area to the front of the building making an enhancement to the streetscape in a conservation area**

**We note with disappointment that there is no reference to the Sandgate Design Statement, especially as the site is in a conservation area and therefore is required to meet principle SDS 4 ‘Conservation Areas’(CA), namely, ‘that all development proposals...should preserve or enhance the character and appearance of the CA’**

|                         |                                                    |                                                                                                                                                                                     |                                      |
|-------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>KCC/FH/0084/2023</b> | <b>Veolia Environmental Ltd<br/>Waste Transfer</b> | <b>Section 73 application to vary condition 2 of planning permission SH/16/803 to amend the permitted hours for tipping street cleansing arisings (i.e. bagged litterbin waste)</b> | <b>Comments before 29 June 2023,</b> |
|-------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|

|  |                                         |  |  |
|--|-----------------------------------------|--|--|
|  | <b>Station,<br/>Ross Way<br/>Depot,</b> |  |  |
|--|-----------------------------------------|--|--|

**We require further clarification regarding this application in order to assess the impact on surrounding residential dwellings (which is the original reason for the restrictions on operating hours) including:**

- **Specification of the vehicles that will be used**
- **Where the off lift will take place on the site eg near or further away from the adjacent residential dwellings?**
- **Off lift: will it be manual or via a tipper vehicle?**
- **Inclusion of the stated Noise Statement in the application**

**5. Update on previous planning applications**

|                |                              |                          |
|----------------|------------------------------|--------------------------|
| 23/0636/FH/TCA | 57 Radnor Cliff              | No objection             |
| 23/0638/FH/TCA | Hylands                      | No objection             |
| 22/0302/FH     | 124-132 Sandgate High Street | Approve with conditions. |

**6. Correspondence** It was noted that there had been correspondence relating to 23/0646/FH and this was taken into consideration as part of the decision-making process.

**7. Information** It was noted that there had been some wall tiles falling from the boundary wall to a building on Prospect Road. This would be reported to Building Control.

It was noted that the enforcement action against the development at the former Bar Vasa building was to be determined at a further court hearing on the 27<sup>th</sup> June 2023.

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

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