



**SANDGATE PARISH COUNCIL**  
**Minutes of a PLANNING COMMITTEE MEETING**  
**Held on 21<sup>st</sup> August 2023 at 6.30**  
**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:** Hazel Barrett, Susan Claris, Michael Fitch, Peter Hickman, Simon Horton, Tim Prater & Nicola South  
**Clerk:** Julie Tugwood

1. **Apologies for absence:** None
2. **Declarations of interest:** None
3. **Minutes of the last meeting** – the minutes of the meeting held on Monday 17<sup>th</sup> July 2023 having been previously circulated, were approved as a correct record and signed by the chair.  
**Proposed by: Cllr Simon Horton**  
**Seconded by: Cllr Michael Fitch**  
**Agreed by all**
4. **Planning applications for discussion**  
 We had a number of local residents attend the meeting to give their views on applications 23/1093/FH and 23/1100/FH and these were considered as part of the deliberative process of the committee.

|                   |                                         |                                                                   |                                                                                    |
|-------------------|-----------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>23/1093/FH</b> | <b>2 Cliffe Cottage, 6 The Riviera,</b> | <b>Demolition of existing garage and construction of a studio</b> | <b>Objection:<br/>For: 7<br/>Against: 1<br/>Interest decl: 0<br/>Abstention: 0</b> |
|-------------------|-----------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------------------------|

**Sandgate Parish Council Object to the application on the grounds that a conservation expert's report in July 2023 (which is currently not available on the planning portal) emphatically stated that the proposal would cause significant harm to the setting and appearance of the of the principal building, Cliffe Cottage which is Grade II listed.**

**We also concerned about the potential loss of amenity to adjacent properties including overlooking and reduction in daylight due to the size and mass of the proposed extension.**

**The existing garage causes harm to the setting of Cliffe Cottage and therefore a revised application which is more modest in size, whilst still meeting the legitimate needs of the family, could be more in accordance with planning policies to protect such heritage assets.**

**The application does not reference the Sandgate Design Statement, which is particularly relevant given the building's location in a conservation area (as well as being a listed building).**

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| 23/1100/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2 Cliffe Cottage, 6 The Riviera                             | Listed Building Consent for demolition of existing garage and construction of a studio                                                                                                                                                                             | <b>Objection:</b><br><b>For: 7</b><br><b>Against: 1</b><br><b>Interest decl: 0</b><br><b>Abstention: 0</b>                                                        |
| <p><b>Sandgate Parish Council Object to the application on the grounds that a conservation expert's report in July 2023 (which is currently not available on the planning portal) emphatically stated that the proposal would cause significant harm to the setting and appearance of the of the principal building, Cliffe Cottage which is Grade II listed.</b></p> <p><b>We also concerned about the potential loss of amenity to adjacent properties including overlooking and reduction in daylight due to the size and mass of the proposed extension.</b></p> <p><b>The existing garage causes harm to the setting of Cliffe Cottage and therefore a revised application which is more modest in size, whilst still meeting the legitimate needs of the family, could be more in accordance with planning policies to protect such heritage assets.</b></p> <p><b>The application does not reference the Sandgate Design Statement, which is particularly relevant given the building's location in a conservation area (as well as being a listed building).</b></p> |                                                             |                                                                                                                                                                                                                                                                    |                                                                                                                                                                   |
| 23/1138/FH/PA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Building 6J, 6K, & 21X, Sir John Moore Barracks, North Road | Determination as to whether the prior approval of the Local Planning Authority is required under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the demolition of buildings 6J, 6K and 21X | <b>No Objection</b> subject to the informed view of the planning officer<br><b>For: 8</b><br><b>Against: 0</b><br><b>Interest decl: 0</b><br><b>Abstention: 0</b> |

**5. Update on previous planning applications:**

|            |                                  |                          |
|------------|----------------------------------|--------------------------|
| 23/0928/FH | 12 Wilberforce Road, Sandgate    | Approved with conditions |
| 23/0956/FH | 17 Bybrook Field, Sandgate       | Approved with conditions |
| 23/0111/FH | The Folkestone School for Girls  | Approved with conditions |
| 23/0960/FH | Grafton Cottage, Sandgate        | Approved with conditions |
| 23/0897/FH | Grafton Cottage, Sandgate        | Approved with conditions |
| 23/0849/FH | 43 Sandgate Hill, Sandgate       | Lawful                   |
| 22/0118/FH | Racquet Court, Burgoyne Barracks | Approved with conditions |
| 23/0889/FH | Attersee 47E Enbrook Valley      | approved with conditions |

**6. Correspondence**

We received notification from Kent County Council that application FH/23/874 regarding the amendments to the permitted hours for tipping street cleansing arisings had been approved with conditions.

We received notification from FHDC confirming TPO order no: 1 of 2023 for land opposite 8 Walmer Way.

**7. Information**

A councillor requested that when the application updates were given if the Parish had objected could they be informed.

A councillor asked if roads have been blocked due to vehicles attending developments what is the correct information they can give residents. It was also noted that vehicles are parking on zig zag lines. These matters are to be put onto the next environment agenda.

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

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