



**SANDGATE PARISH COUNCIL**  
**Minutes of a **PLANNING** COMMITTEE MEETING**  
**Held on at 17<sup>th</sup> October 2023 at 7.20pm**  
**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

**In the absence of the Chair of the Planning Committee Guy Valentine-Neale, it was proposed that Cllr Tim Prater perform the role for the duration of this meeting.**

**Proposed by: Cllr Simon Horton**  
**Seconded by: Cllr Michael Fitch**  
**Approved by all**

**Councillors: Hazel Barrett, Susan Claris, Michael Fitch, Simon Horton, Tim Prater & Nicola South**

**Clerk: Gaye Thomas**

**1. Apologies for absence: Cllr Guy Valentine-Neale**

**2. Declarations of interest:**

Cllr Nicola South declared a non-pecuniary interest in 23/1309/FH

**3. Minutes of the last meeting – the minutes of the meeting held on 25<sup>th</sup> September 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**

|                                                                                              |                                 |                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                      |
|----------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 23/0947/FH                                                                                   | Kirby Cottage, Wilberforce Road | External alterations to front of property to include rendering, recess of front door, creation of porch, re-sizing of windows and additional window on first floor. To rear of property 2 french doors and juliet balconies are proposed to the first floor, including the creation of glazing to serve stairwell along with addition of flat roof light. To side of property removal of 2 windows. | Comments and observations before 19/10/2023<br>No Objection<br>For:6<br>Against:0<br>Int Declared:0<br>Abstentions:0 |
| It was noted with disappointment that there is no reference to the Sandgate Design Statement |                                 |                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                      |
| 23/1353/FH                                                                                   | 1 Hillside, Sandgate            | Listed building consent for internal and external restoration works                                                                                                                                                                                                                                                                                                                                 | Comments and observations before 26/10/2023<br>No Objection<br>For:6<br>Against:0                                    |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 |                                                             | Interest Declared:0<br>Abstentions:0                                                                                                            |
| It was noted that this was an exquisitely detailed application, and that the applicant should be congratulated.<br>It was noted with disappointment that there is no reference to the Sandgate Design Statement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 |                                                             |                                                                                                                                                 |
| 23/1387/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2 Cliffe Cottage, 6 The Riviera | Demolition of existing garage and construction of a studio  | Comments and observations before 02/11/2023<br><b>Objection For:6</b><br><b>Against:0</b><br><b>Interest Declared:0</b><br><b>Abstentions:0</b> |
| <p><b>We object to this application because:</b></p> <ul style="list-style-type: none"> <li>• It is noted from the diagrams that the elevations are shorter / lower / and the front more stepped back from the road than in the previous, withdrawn application. However no dimensions / heights / lengths have been provided and without these it is impossible to judge the new application. These are essential as part of the Planning application.</li> <li>• The Design and Access statement is the same as the one submitted on the previously withdrawn application and has no reference to the objections that had been raised at that time.</li> <li>• There is no reference to the neighbouring properties regarding space and light and no mitigations of these factors has been given/ or evidence of tests undertaken.</li> <li>• There is no reference to the Sandgate Design Statement even though the absence of this was again raised with regard to the previous application.</li> <li>• The Environment agency also objects to this application</li> <li>• We noted that in the event of this application being approved, it was suggested that a condition be inserted that this part of the building should be retained as part of the whole and not become a separate dwelling.</li> </ul> |                                 |                                                             |                                                                                                                                                 |
| 23/1309/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Channel View, Sunnyside Road    | Detached guest accommodation                                | Comments and observations before 25/10/2023<br>No Objection For:6<br>Against:0<br>Interest Declared:1 Non pecuniary interest<br>Abstentions:0   |
| It was noted with disappointment that there is no reference to the Sandgate Design Statement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                 |                                                             |                                                                                                                                                 |
| 23/1471/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 14 The Acers, Folkestone        | Subject of TPO No. 2 of 2010 - Felling of a Beech tree (T4) | Comments and observations before 25/10/2023<br>No Objection For:6<br>Against:0<br>Interest Declared:0<br>Abstentions:0                          |
| It was agreed that it should be suggested that the Planning officer should have sight of the tree surgeons report (NJ Apps) and also that their decision be subject to the views of the tree officer.<br>It was noted with disappointment that there is no reference to the Sandgate Design Statement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                 |                                                             |                                                                                                                                                 |

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

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23/1189/FH  
23/1224/FH  
23/1240/FH  
23/0979/FH  
23/1251/FH

44 Military Road  
25 Sandgate High Street  
25 Sandgate High Street  
5 The Corniche  
43 Sandgate Hill

Approve with Conditions  
Approve with Conditions  
Approve with Conditions  
Refused  
Approve with Conditions

**6. Correspondence**

None at this time

**7. Information – None**

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

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