



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held on at 25th September 7.00pm
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

Present:

Chairman Cllr Guy Valentine-Neale
Councillors: Susan Claris, Michael Fitch, Peter Hickman & Simon Horton
Clerk: Gaye Thomas

1. **Apologies for absence: Cllrs Hazel Barrett & Nicola South**

2. **Declarations of interest:**

Cllrs Susan Claris, Michael Fitch, Peter Hickman, Simon Horton & Guy Valentine-Neale declared a non- pecuniary & non- prejudicial interest in 23/1287/FH/TCA

3. **Minutes of the last meeting** – the minutes of the meeting held on **11th 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

23/1254/FH	23 Sandgate High Street	Listed building consent for the conversion of single storey building to form a two bedroom residential unit together with associated internal and external works to include alterations to fenestration.	Comments and observations before 05/10/2023 No Objection For :5 Against: 0 Int Declared:0 Abstention:
It is regretted that there is no reference to the Sandgate Design Statement.			
23/1243/FH	23 Sandgate High Street	Conversion of single storey building to form a two bedroom residential unit together with associated internal and external works to include alterations to fenestration.	Comments and observations before 05/10/2023 No Objection For :5 Against: 0 Int Declared:0 Abstention:
It is regretted that there is no reference to the Sandgate Design Statement.			
23/1287/FH/T CA	Land Adjacent to 1 Hillside	Spruce tree reduce lateral growth by a max of 4m situated within a conservation area.	Comments and observations before 28/09/2023 No Objection For :5 Against: 0

			Int Declared:5 Abstention:
23/1080/FH	57 Radnor Cliff, Folkestone , CT20 2JL	Extension to existing garage, including enlargement of linking store and porch, provision of canopy to facilitate a solar array behind parapet roof, upper ground floor side extension & domestic lift, widening of vehicle access and additional hard standing.	Comments and observations before 21/09/2023 Objection For:4 Against: 0 Int Declared:0, Abstention: 1
<p>Whilst welcoming proposals to improve the dilapidated state of this recommended building of local merit (see Sandgate Design Statement (SDS) 2020 SDS4 pg 15) we have to object the current proposal for the following reasons and invite the applicant to modify their scheme accordingly:</p> <ul style="list-style-type: none"> proposed front extension introduces a 'Mediterranean'* style of design which conflicts with the 'Arts and Crafts' character of the main building (* See SDS Pg 20 The Corniches Character Area) proposed red brick plinths to the front extension introduces an incongruous building material not apparent in the main building width of the front extension to the right-hand side (looking at the building) obscures and unbalances the symmetry of the façade of the main building replacement of the existing boundary wall with a larch fence does not preserve or enhance the streetscape in a conservation area as required by SDS 4 <p>It is also noted that the application does not reference the Sandgate Design Statement at all (as required by SDS1). This is particularly disappointing as this has been highlighted in a previous application compounded by the fact that the building is in a conservation area and specifically identified as recommended for local listing.</p>			

5. Update on previous planning applications: None at this time.

6. Correspondence

It was noted that a letter had been sent by Cllr Valentine-Neale, on behalf of Sandgate Parish Council, to the Chief Planning Officer, Llywelyn Lloyd, conveying the concern and disappointment that many planning applications fail to include the required reference to the Sandgate Design Statement. The letter requested that the district planning process embeds this requirement and that planning officers are proactive in ensuring its inclusion in applications.

7. Information – None

8. Date of the next Planning Committee meeting – 16th October 2023

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