



SANDGATE PARISH COUNCIL
Minutes of a **PLANNING COMMITTEE MEETING**
Held on Monday 12th August 2024
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.

**Chair:** Cllr Guy Valentine-Neale  
**Councillors:** Hazel Barrett, Simon Horton, Peter Hickman & Nicola South

1. **Apologies for absence:** Cllr Susan Claris
2. **Declarations of interest:** There were two non-pecuniary declarations of interest from Cllrs Peter Hickman & Nicola South in relation to 24/1141/FH and both councillors would abstain from voting on this application
3. **Minutes of the last meeting** – the minutes of the meeting held on 22<sup>nd</sup> July 2024 having been previously circulated, were approved as a correct record and signed by the chair following the meeting.  
**Proposed by:** Cllr Simon Horton  
**Seconded by:** Cllr Peter Hickman  
**Agreed by all.**

4. **Planning applications for discussion**

|            |                  |                                                                                                                                 |                                                                                                   |
|------------|------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 24/1090/FH | GRAFTON COTTAGE  | Proposed reduction in depth of previous approved rear extension under planning permission 23/0897/FH                            | Comments and observations before 13/08/2024<br>No Objection<br>For:5 Against:0<br>Int dcl:0 Abs:0 |
| 24/1095/FH | GRAFTON COTTAGE  | Listed Building Consent for reduction in depth of previous approved rear extension under Listed Building Application 23/0960/FH | Comments and observations before 13/08/2024<br>No Objection<br>For:5 Against:0<br>Int dcl:0 Abs:0 |
| 24/1141/FH | 20 FENNER CLOSE, | First Floor front extension.                                                                                                    | Comments and observations before 14/08/2024<br>No Objection<br>For:3 Against:0<br>Int dcl:2 Abs:2 |

SPC was disappointed not only about a lack of SDS but also of a soil stability statement being mindful that this is an area of known land instability.

|            |                 |                                                                                                                                                                              |                                                                                                                     |
|------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| 24/0984/FH | 15 CAVELL PLACE | Retrospective application for the erection of a canopy, BBQ brick stand, artificial grass & slight elevation of rear garden. Raised wooden fence & stone chips to the front. | Comments and observations before 14/08/2024<br><b>Objection</b><br><b>For:5 Against:0</b><br><b>Int dcl:0 Abs:0</b> |
|------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|

**It was noted that Sandgate Parish Council could not properly consider this application because ordinarily the changes identified would not appear to require planning permission and the background to this application is unknown. Are there covenants relating to these types of changes or has enforcement action been taken? Pending clarification from the planning officer Sandgate Parish Council does not have information to make an informed decision, and therefore we object to this application.**

**It was also noted that the canopy resembled a work in progress towards the construction of a possible extension.**

|                |                           |                                                                                                                                                                     |                                                                                                                     |
|----------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| 24/1159/FH/TCA | Seaholme, 14 The Riviera, | Works to trees in a Conservation area comprising of T1, T4, T5 & T6 tamarisk to be re-pollard at previous reduction points and T2& T3 tamarisk-fell to ground level | Comments and observations before 20/08/2024<br><b>Objection</b><br><b>For:5 Against:0</b><br><b>Int dcl:0 Abs:0</b> |
|----------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|

**Sandgate Parish Council object on the basis that there is no explanation regarding why the trees need reducing or felling. This absence of any explanation is perplexing given that it is a requirement, which is explained in detail, in the planning application instructions.**

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

|                |                                        |                         |
|----------------|----------------------------------------|-------------------------|
| 24/0831/FH     | 3 The Acers                            | Lawful                  |
| 24/0976/FH/NMA | Gold Heights, 4-5 Sandgate Esplanade,  | Approve with Conditions |
| 24/0934/FH     | 17 Eversley Park, Folkestone, Sandgate | Approve with Conditions |
| 24/0985/FH     | 8 Oxenden Road, Folkestone, CT20 3NF   | Approve with Conditions |

**6. Correspondence:** None at this time

**7. Information** – None at this time.

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

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