



SANDGATE PARISH COUNCIL
Minutes of a **PLANNING COMMITTEE MEETING**
Held on Monday 21st October 2024
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.

Chair: Cllr Guy Valentine-Neale
Councillors: Simon Horton, Susan Claris, Gary Fuller, Peter Hickman, Nicola South

1. **Apologies for absence:** Cllr Tim Prater
2. **Declarations of interest:** None declared
3. **Minutes of the last meeting** – the minutes of the meeting held on 8th October 2024 having been previously circulated, were approved as a correct record and signed by the Chair.
Proposed by: Cllr Susan Claris
Seconded by: Cllr Simon Horton Agreed by all.

4. Planning applications for discussion

24/1489/FH/PA	ST PAULS COURT, ST PAULS WAY	Determination as to whether the prior approval of the Local Planning Authority is required under schedule 2, part 20 - class A (General permitted development order 2015) for the enlargement of a block of flats by construction of an additional storey for 3 apartments.	No Objection For:6 Against:0 Interest Dclد:0 Abs:0
It was noted that this application was similar to a permitted development application made for Willow Court, to which SPC objected. Councillors noted that the number of apartments in the additional storey had been reduced. It was moved that SPC defer the assessment of whether the application requires planning permission to the planning officer at FHDC.			
24/1548/FH	7 THE ACERS,	Subject of TPO No. 2 of 2010 - Felling of Silver Birch	Object For:6 Against:0 Interest Dclد:0 Abs:0
It was noted that the tree is subject to a TPO and apparently suffers from die back. Trees that are protected by TPOs can be felled, however this requires a good reason and would usually require a replacement tree to be planted. The application mentions that birds in the tree are fouling a children's play area in the back garden. Councillors felt that this reason was not sufficient to warrant felling the tree. In addition to this, councillors wanted to highlight that generally the aim of the parish council is to increase the number of trees, not reduce them.			

24/1562/FH/TCA	14, Seaholme, The Riviera,	Situated in a Conservation area - Felling of 4 Tamarisks (S1 - S4)	Object For:6 Against:0 Interest Dcl'd: Abs:0
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Councillors noted that the difference between 'S' trees and 'T' trees was not clear. It was noted that there did not appear to be any reason for the tamarisks to be removed, which whilst in a private back garden, contribute positively to the distinctive coastal appearance of the Sandgate East conservation area when viewed from the public walkway at the sea front. Tamarisks have a slow rate of growth (1cm per year) which adds to their value as a seaside plant.

24/1543/FH and 24/1583/FH	Sir John Moore Memorial Hall and Library, Rosenburg Place	Conversion to a 4-bedroom single dwelling, including associated internal and external alterations. Listed Building Consent for conversion to a 4-bedroom single dwelling, including associated internal and external alterations	No Objection For:6 Against:0 Interest Dcl'd: Abs:0
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It was noted that the building is Grade II listed as a significant military heritage asset with many notable features internally and externally.

The applicant, who bought the site in 2023, applied for pre-application advice in May 2024, which advised that the proposed use of the building as a single dwelling was acceptable to the planning and conservation officers, subject to meeting certain requirements to retain the heritage features. This advice includes observations on how to the garden area to the rear, including the separately Grade II listed Sir John Moore statue, should be maintained to promote the setting of the statue.

It was noted that the applicants have submitted a very comprehensive application with detailed information regarding materials, diagrams of the original designs etc. Cllrs Valentine-Neale and Horton had both been inside the building which shows the inevitable evidence of having not been occupied for many years. It is welcomed therefore that there is a proposal to restore the building, with the costs involved, albeit as a private dwelling rather than a community asset. On the evidence of the application specialist heritage experts have been involved in working up the detailed plans with the important heritage features retained, including the roof as seen internally, with the conversion additions sympathetically introduced.

Whilst the application is comprehensive it is disappointing to note that there is no reference to the Sandgate Design Statement which specifically considers development and retention of heritage assets at the Shorncliffe Barracks (SDS 7). There are several objections on the planning portal mainly related to the proposed use as a single dwelling (rather than for community use, which from preliminary investigations by the parish council was not financially viable). Councillors expressed some concern over the lack of designated parking for the building with eleven parking spaces outside the building, but none specifically allocated to the occupiers of the building.

Having considered all of the above, including the lack of reference to the SDS, it was unanimously agreed that the application was thorough in its consideration of the retention and enhancement of a very significant heritage asset and represented a positive future for what is currently a neglected Grade II listing building.

5. **Update on previous planning applications:**
24/1311/FH - 4 Sapper Row, West Road, Folkestone, CT20 3WT – Approve with conditions
24/0984/FH – 15 Cavell Place, Folkestone, CT20 3XH – Approve with conditions
6. **Correspondence:**
None received

7. Information:

An objection had been received in relation to the solar panel application made by the council, this had been circulated for information.

8. Date of the next Planning Committee meeting – TBC

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

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