



**SANDGATE PARISH COUNCIL**  
**Minutes of a **PLANNING** COMMITTEE MEETING**  
**Held on Monday 3<sup>rd</sup> February 2025**  
**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:** Hazel Barrett, Michael Fitch, Simon Horton, Susan Claris, Peter Hickman, Tim Prater & Nicola South

1. **Apologies for absence:** None
2. **Declarations of interest:** 25/0057/FH - Non-Prejudicial Interest declared by Cllrs Tim Prater & Simon Horton. Prejudicial Interest declared by Councillor Guy Valentine-Neale (who took no part in the deliberation process for this application).
3. **Minutes of the last meeting – the minutes of the meeting held on 27<sup>th</sup> January 2025 having been previously circulated, were approved as a correct record and signed by the Chair.**  
**Proposed by Councillor Simon Horton**  
**Seconded by Councillor Nicola South**  
**Agreed by**

4. **Planning applications for discussion**

24/1914/FH	<b>PUBLIC CONVENIENCES, THE LEAS</b>	<b>Change of use of the disused public convenience block into cafe including a small storage extension above the existing retaining wall.</b>	<b>Comments and observations before 11/02/2025 Deferred for more information</b>
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Sandgate Parish Council deferred its decision making because of certain critical factors:

- We noted that Pre application advice was given to the applicant in 2022 which was prior to more recent land stability issues around the Leas area
- We noted a complete absence of any reference to the Sandgate Design Statement which would have highlighted the requirement for consideration around ground stability reports. Whilst we note that a relatively small extension is proposed, it is not clear from the submission the additional weight that would be added to the building. A key consideration of the Sandgate Design Statement (SDS 8) is with regard to the implications of ground stability.
- We noted the consultant structural engineer's comments regarding reducing the load on the roof of the building.
- We noted that the low ragstone wall to the north side of the building is showing cracking and signs of movement.
- We noted from the Design and Access statement (Opportunities and Constraints), that reference had been made to residential buildings on the Leas, but no reference had been made to much closer residential buildings on the Riveria.
- Mindful that this facility has not been operational for over thirty years, and the building itself is understood to be much older, we would wish to be reassured that all services meet current standards.
- We noted reference in the Design and Access statement to events being held at the venue, we would like to have a better understanding of this, and the proposed opening hours as concerns had been raised by the nearest neighbours to the building regarding noise.
- We noted that currently in front of the building that the only barrier provided by the residents below, on top of the exceptionally steep escarpment is a wood and wire picket fence designed for boundary marking rather than safety in an area of possibly increased pedestrianisation or utilisation. This is particularly of concern

seeing the number of references to young families supporting this application and yet there is no reference to an improved barrier being put in place by the applicant.

- The Design and Access statement is silent with regard to access for redevelopment of the site and ongoing servicing and maintenance.
- The scheme itself is proposing a good use of a derelict building and will provide additional services including public access to the toilet facilities.

Councillor Guy Valentine-Neale excluded himself from discussion of this application and a new Chair was elected

Election of Chair

Councillor Tim Prater proposed by Councillor Michael Fitch

Seconded by Councillor Simon Horton

Agreed by all

25/0057/FH	66-68 Sandgate High Street	Demolition of garage and erection of 2 x 1 bed flats and 7 x 2 bed flats, parking and access.	Comments and observations before 12/02/2025 No Objection For:4 Against:3 Abstention :1 Int Dcld:3 2 non-prejudicial and 1 prejudicial
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Sandgate Parish Council does not object to this application but encourages the following recommendations:

- **External aesthetics:** Consider enhancing the building's exterior by incorporating planters or greenery to soften its visual impact, especially to The Undercliff and Gough Road, maybe more higher greenery to the front of the block (trough planters etc) and additional detailing.
- **Pavement alignment:** Remove the dropped kerb at the front of the building to maintain a consistent pavement line and improve the paving to the front and side of building.
- **Flooding concerns:** Assess potential flooding risks arising from blocked drains from the Undercliffe and implement appropriate measures to mitigate these issues as they are otherwise likely to cause damp or flooding issues at ground level.
- **Parking provision:** Explore the possibility of increasing parking availability to accommodate the needs of the development to AT LEAST one space per unit.
- **Ground-level accommodation:** Consider the potential creation of a single flat at ground level as the current proposed two flats are very small with no outside space, or use space as commercial to enhance the building's functionality.
- **Scouts:** would be keen to discuss support for a new boundary fence to enhance the outlook of the new flats at the rear and secure the scout garden grounds.
- We welcome that the defunct petrol tanks will be fully removed, and following contamination testing the site further cleared as appropriate before building.

25/0069/FH	SEAWARD, ST STEPHENS WAY	First floor side extension.	Comments and observations before 11/02/2025 No Objection For:8 Against:0 Int Dcld:0 Abstention:
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No Objection subject to a satisfactory soil stability report.

We note with disappointment that the Sandgate Design Statement is not referenced in this application

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

6. **Retrospective Planning Permission-** deferred until next meeting.
7. **Correspondence: none at this time**
8. **Information: none at this time**
9. **Date of the next Planning Committee meeting – 17th February 2025**

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

Chairman's initial & date .....