



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held on Monday 17th February 2025
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 Simon Horton

**Councillors** Cllrs Hazel Barrett & Peter Hickman

The Deputy Clerk – Chani Sanger and two members of the public were also in attendance

1. **Apologies for absence:** Cllrs Tim Prater, Guy Valentine-Neale, Susan Claris, Nicola South and Michael Fitch
2. **Declarations of interest:** None declared
3. **Chair** – in the absence of the Planning chair, Simon Horton was nominated and elected Chair for the meeting.  
**Approved.**
4. **Minutes of the last meeting** – the minutes of the meeting held on 3rd February were circulated ahead of the meeting. They were accepted as a correct record of the meeting.  
**Proposed: Cllr Peter Hickman**  
**Seconded: Cllr Hazel Barrett**  
**Approved by all present**
5. **Planning applications for discussion**

| 25/0131/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 20<br>Wilberforce<br>Road | Single storey rear extension and garden office | Comments and observations before 20/02/2025.<br><br>No Objection<br>For: 3<br>Against: 0<br>Int Dcl: 0<br>Abstentions: 0 |
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| <p>It was noted that there was one comment listed on the FHDC website and that was in support of the application.</p> <p>Councillors discussed whether building an extension to be used as an office would require any change of use, it was decided that it would not.</p> <p>Consideration was given to the proximity of the property to a Grade II Listed Building, and that it sits within the Conservation Area.</p> <p>There was a discussion regarding styles in the local area and councillors noted that Wilberforce Road features many differing styles of houses.</p> <p>Councillors noted that the overall design is well thought out and considered. The practicality of changing the existing lean to, which is accessed externally, to being more inclusive to the overall build and accessible internally was also noted.</p> |                           |                                                |                                                                                                                          |

Councillors noted their disappointment that topography was referenced in the Design and Access Statement however there was no mention of SDS 8.

Based on the sketches provided, the height doesn't appear to be different, and the height is incorporated into the structure of the building.

There is steep topography and other garden builds in the area have required Soil Stability Reports as part of their application. This application includes a method statement outlining minimal disruption to the terrain however councillors were concerned that this would still require some disruption especially as the planting shown in the Design Statement appears to be purely shown for aesthetics.

Councillors noted that the build is to the back of the site which situates it acceptably away from the Grade II Listed Building and that the design was no more obtrusive than a greenhouse or garden shed.

It was noted that the build will be high up and that there were no plans showing how high the building would be in relation to the Listed Building.

In summary, councillors had no objection to the application as it is a well thought out and attractive scheme, however their disappointment was noted as there was no reference to SDS and no Heritage Statement. Given that the property sits adjacent to a Grade II Listed Building and within a Conservation Area, Sandgate Parish Council would expect additional consideration given by applicants and this is not currently being achieved.

|                   |                     |                                     |                                                                                                                                                                      |
|-------------------|---------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>25/0161/FH</b> | <b>7 Sapper Row</b> | <b>Single storey rear extension</b> | <b>Comments and observations before 25/02/2025.</b><br><br><b>No Objection</b><br><b>For: 2</b><br><b>Against: 0</b><br><b>Int Dcl'd: 0</b><br><b>Abstentions: 1</b> |
|-------------------|---------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|

It noted that there were no comments on the FHDC website at the time of SPC's meeting.

Councillors noted that owners of the modern three storey buildings in Sapper Row seem to be requesting extensions, however it was noted that by adding the extension the applicants would be gaining working area and more space in the utility area and that it is a good use of the space and a modest extension.

Councillors were reminded that a similar application in the road was considered by SPC and a 'no objection' was offered. This application is broadly the same layout and there have been no resident complaints.

Councillors noted that there is no planning ground to refuse on however it is disappointing that there was no reference to SDS.

**6. Update on previous planning applications:** None at this time

**7. Old Butcher's Shop:** The new owners of the Old Butcher's Shop attended the meeting to discuss their plans for works on the building and seek advice from SPC. The following things were discussed:

- The building is adjacent to a Grade II Listed Building
- SPC are consultees but do not make the final decision regarding planning permission
- SPC and the Sandgate Society are passionate about the Conservation Area
- Colours – which colours can be used?
- Dangerous aspects of the building would need to be changed i.e the old abattoir and sausage room
- Access issues
- Canopy – could be improved
- Would electric gates be viable?

Councillors noted that the building has aspects that are quite unique however the alterations would need to make the building a liveable home. Councillors felt that any application that was sympathetic to the history of the building would be more positively received, especially locally.

The owners noted that they would like to include elements from the original shop including the original lettering and that there are many aspects within the building that do not align with the era of the building, these would be changed to bring more cohesion to the building and preserve the historic aspect of the building.

Councillors were positive regarding the proposed plans and reminded the owners to consider SDS when submitting any applications.

8. **Correspondence:** None at this time
9. **Information:** None at this time
10. **Date of the next Planning Committee meeting – TBC**

**Meeting closed at 19:50**

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

Chairman's initial & date .....