



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held on Monday 28th April 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.

**Present:**

**Chair** Councillor Guy Valentine-Neale

**Councillors** Hazel Barrett, Peter Hickman, Simon Horton, Tim Prater, Michael Fitch and Nicola South.  
Parish Clerk: Gaye Thomas

1. **Apologies for absence:** Susan Claris
2. **Declarations of interest:** None
3. **Minutes of the last meeting** – the minutes of the meeting held on 7<sup>th</sup> April 2025 were circulated ahead of the meeting. They were accepted as a correct record of the meeting.  
**Proposed: Councillor Guy Valentine-Neale**  
**Seconded: Councillor Tim Prater**  
**Approved by all present**

4. **Planning applications for discussion**

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| 25/0603/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 16 VALLEY ROAD | Conversion of garage into annex to include front and rear dormers and minor internal works | Comments and observations before 30/04/2025<br><br>Cannot Support For :7<br><br>Against:0 Int Dcl'd :0<br>Abs:0 |
| It was noted that the parish council do not object in principle but concerns about an increase in load/massing from the existing garage footprint in an area of known land instability are not addressed in a stage 1 geotechnical/ stability soil report, as required policies SDS 8 and PPLP NE6. For this reason, the committee is unable to support the application at this time.<br><br>It was noted with disappointment that the Sandgate Design Statement was not referred to in this application. It was noted that a number of neighbours comments regarding noise during the construction period should be addressed in the conditions by the Planning Department. |                |                                                                                            |                                                                                                                 |

5. **Update on previous planning applications:** none at this time
6. **Retrospective Planning Applications:**
  - It was noted that a letter has been delivered in relation to retrospective planning applications, at present there had been no responses.
7. **Correspondence:** None at this time

8. **Information:** None

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

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

Chairman's initial & date .....