



**SANDGATE PARISH COUNCIL**  
**Minutes of a PLANNING COMMITTEE MEETING**  
**Held on Monday 2<sup>nd</sup> June 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, Susan Claris, Simon Horton, Michael Fitch, Tim Prater & Nicola South.  
Parish Clerk: Gaye Thomas

1. **Apologies for absence:** Peter Hickman
2. **Election of Chair**  
Councillor Guy Valentine-Neale was proposed by Councillor Susan Claris  
Seconded by Councillor Nicola South  
Agreed by all
3. **Declarations of interest:** Councillor Susan Claris declared a Non Pecuniary Interest in 25/0311/FH
4. **Minutes of the last meeting** – the minutes of the meeting held on 12th May 2025 were circulated ahead of the meeting. They were accepted as a correct record of the meeting.  
**Proposed:** Councillor Susan Claris  
**Seconded:** Councillor Nicola South  
**Approved by all present**
5. **Planning applications for discussion**

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| 25/0856/FH                                                                                                                                                                                                                             | Racquet Court, Burgoyne Barracks | Variation of conditions 3 (brickwork samples) 4 (lime mortar sample) 5 (Pointing Sample) 6 (removal of existing paint) 7 (external joinery), and 8 (cast iron eaves guttering and down-pipes) of planning permission 22/0118/FH (Listed Building Consent) to allow for the wording in the conditions being varied to allow for the phasing of the project. | Comments and observations before 05/06/2025                                                              |
| Sandgate Parish Council noted this application but expressed no opinion                                                                                                                                                                |                                  |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                          |
| 25/0873/FH                                                                                                                                                                                                                             | 39 Sandgate Hill                 | Single storey rear extension                                                                                                                                                                                                                                                                                                                               | Comments and extension until 3 <sup>rd</sup> June<br>No Objection For: 7<br>Against:0 Int dcl:0<br>Abs:0 |
| Sandgate Parish Council raises no objection to this application. However, it is noted that some disruption is likely during the construction phase of the extension due to the limited parking provision at the front of the property. |                                  |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                          |

The Council also expresses its disappointment that no reference has been made to the Sandgate Design Statement, which serves as a key guiding document for developments within the parish—particularly within designated conservation areas. The absence of any acknowledgment or integration of the principles outlined in the Design Statement is especially concerning given the site's location within a sensitive and historically significant part of Sandgate. The Council strongly encourages adherence to the guidance set out in the Design Statement to ensure that all developments reflect the distinctive character and heritage of the area.

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|------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| 25/0469/FH | HILLSIDE,<br>BREWERS HILL | Two storey extension of garage to form double garage and rooms above, together with proposed extension of balcony.<br>This is a re-consultation following the submission of additional details or a change in circumstance. These are detailed below:<br><br>Amendment to proposal description 15.05.2025 | <b>Objection For:7<br/>Against:0 Int dcl'd :0<br/>Abs:0</b> |
|------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|

**Sandgate Parish Council continue to object to this application as it still fails to address the initial concerns and requests for addition documentation made when it was initially discussed, namely: 'The committee noted that the application had no Design and Access Statement, no reference to the Sandgate Design Statement (SDS) and no slope stability report. It was noted that on the face of the application it was not inherently negative to the appearance of the building or the street scene but that there was insufficient information provided to make an informed comment. Councillors noted that they would be happy to reconsider the application if more information was provided.'**  
**The amendment to the proposal description does not therefore, in any way merit a change in the Parish Council's objection.**

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|------------|------------------------------|--------------------------|-------------------------------------------------------------------------------|
| 25/0311/FH | WHITE GATES, THE<br>RIVIERA, | Single story garden room | <b>No Objection For:7<br/>Against:0 Int dcl'd (Non<br/>pecuniary) 1 Abs:0</b> |
|------------|------------------------------|--------------------------|-------------------------------------------------------------------------------|

The Parish Council does not object to this application; however, it expresses disappointment that no reference has been made to the Sandgate Design Statement, particularly given that the site lies within the designated Conservation Area. The Design Statement provides important guidance on preserving the character and heritage of the area, and its consideration is essential for ensuring high-quality, context-sensitive development.

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| 25/0770/FH | Anna House<br>Veterinary Hospital | 3 Sandgate Hill, Sandgate, CT20 2JF.<br><br>This is a re-consultation following the submission of additional details or a change in circumstance. These are detailed below:<br><br>Amendment to proposal description 21.05.2025. | <b>Objection For:7<br/>Against:0 Int dcl'd :0<br/>Abs:0</b> |
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**The Parish Council continue to object to this application, and changes in the proposal description in no way alter the original comments:**

**'The Council objects to this application on the grounds that the proposed signage is excessive in scale and visually intrusive. In particular, the sign located within the garden area is considered overly dominant and inappropriate for its prominent location at the entrance to Sandgate, which serves as a key gateway to the village.**

**Furthermore, the application makes no reference to the Sandgate Village Design Statement, a material planning consideration that sets out guidance to ensure that development proposals reflect the unique character and heritage of the area. The failure to consider this document is a significant omission.**

**The Council's preference is for any signage in this location to be more discreet and sympathetic to the surrounding environment. As it stands, the proposal conflicts with the principles outlined in the Design Statement and undermines efforts to protect and enhance the visual amenity of this important entrance to Sandgate. The Council therefore recommends that the signage be reduced in both size and prominence to better reflect the setting and comply with local design guidance.'**

6. **Update on previous planning applications:**  
25/0512/FH 4 Hythe Close Lawful  
25/0603/FH 16 Valley Road Approve with conditions  
25/0744/FH 1 Eversley Park Approve with conditions

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 .....