



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held on Monday 21st July 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 and Nicola South

**Deputy Clerk:** Chani Sanger

1. **Apologies for absence:** Peter Hickman & Nicola South
2. **Declarations of interest:** None
3. **Minutes of the last meeting** – the minutes of the meeting held on Friday 27th June were circulated ahead of the meeting. They were accepted as a correct record of the meeting.  
**Proposed:** Councillor Susan Claris  
**Seconded:** Councillor Hazel Barrett  
**Approved by all present**
4. **Planning applications for discussion:**

|            |                     |                             |                                                                                    |
|------------|---------------------|-----------------------------|------------------------------------------------------------------------------------|
| 25/0973/FH | 117 ENBROOK VALLEY, | Installation of new signage | Comments and observations before 28/07/2025 No Objection For:6 Against:0 Int Dcl:0 |
| 25/1260/FH | 8 THE ACERS,        | Garage conversion           | Comments and observations before 01/08/2025 Deferred                               |

**Discussion:**

It was noted that within the Officer's Report for Refusal of an application for a Certificate of Lawful Development (25/1025/FH), the following condition was cited:

"Condition 10: The area shown on the approved plan as garage spaces shall be adequately surfaced before the dwellings are occupied and kept available for parking purposes in association with the dwellings."

"Reason: It is necessary to make provision for adequate off-street parking to prevent obstruction of the neighbouring highway and safeguard the amenities of adjoining areas in accordance with Policy TR12 of the Shepway District Local Plan Review."

The report further stated:

"The proposed garage conversion would not constitute permitted development, being contrary to Condition 10 of the planning permission granted under reference Y11/0825/SH, which requires the garage to be kept available for the parking of vehicles. Formal planning permission must therefore be sought."

**Clarification:**

The committee discussed whether the reasons for a proposal not being considered permitted development would also be relevant for refusing a planning application.

**It was clarified that:**

The absence of Permitted Development (PD) rights in this instance is due to the specific restriction imposed by Condition 10 of a previous planning approval.

The subsequent refusal of planning permission was based on policy grounds — specifically, Policy TR12, which seeks to ensure adequate off-street parking and avoid obstruction to the highway.

While both issues relate to the loss of parking provision, the legal mechanisms are different — one concerning the automatic right to develop without planning permission, and the other concerning a policy-based decision on an application.

The committee also noted that soft landscaping at the front of the property had been replaced by hard standing for additional vehicles. This appeared to be a possible issue as the original planning permission included front gardens to properties. Also this area did not appear to have an ‘urban drainage system’ (or similar) to mitigate against flooding.

**Action Agreed:**

It was agreed to formally ask Folkestone & Hythe District Council (FHDC) for clarification on whether the same reasoning used to determine that the proposal is not lawful permitted development could also form the basis for refusing a planning application. This will help confirm whether the two outcomes — while related — are considered by the authority to be substantively distinct in planning terms.

5. Update on previous planning applications:

|                                                  |                         |
|--------------------------------------------------|-------------------------|
| 25/0469/FH HILLSIDE, BREWERS HILL, SANDGATE,     | Refused                 |
| 25/0856/FH Racquet Court, Burgoyne Barracks,     | Approve with Conditions |
| 25/1025/FH 8 THE ACERS, FOLKESTONE,              | Not Lawful              |
| 25/0873/FH 39 Sandgate Hill, Folkestone, Kent    | Approve with Conditions |
| 25/0925/FH `CLIFFSIDE, RADNOR CLIFF CRESCENT,    | Approve with Conditions |
| 25/1014/FH/TCA CLIFFSIDE, RADNOR CLIFF CRESCENT, | No Objections           |
6. **Correspondence: None**
7. **Information: None**
8. **Date of the next Planning Committee meeting – 28<sup>th</sup> July 2025**

Signed by the Planning Committee Chairman ..... Date..... Chairman’s initial & date  
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