



**SANDGATE PARISH COUNCIL**  
**Minutes of a PLANNING COMMITTEE MEETING**  
**Held on Friday 27<sup>th</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** Simon Horton, Tim Prater, Hazel Barrett and Susan Claris  
Deputy Clerk: Chani Sanger

1. **Apologies for absence:** Michael Fitch, Peter Hickman & Nicola South
2. **Declarations of interest:** None
3. **Minutes of the last meeting** – the minutes of the meeting held on 16th June 2025 were circulated ahead of the meeting. They were accepted as a correct record of the meeting.  
**Proposed: Councillor Simon Horton**  
**Seconded: Councillor Susan Claris**  
**Approved by all present**
4. **Planning applications for discussion:**

|            |                         |                                                                              |                                                               |
|------------|-------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------|
| 25/1042/FH | 14 Encombe,<br>Sandgate | Demolition and rebuilding of existing house with<br>side 2 storey extension. | No objection<br>For: 5<br>Against: 0<br>Int Dcld: 0<br>Abs: 0 |
|------------|-------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------|

This application is for a demolition of a poor-quality residence to be replaced with a contemporary glazed building with a modern palette of materials (similar to an approved application opposite).

The height of the proposed building is no taller than the existing building with a slightly increased footprint due to a side extension. It was noted that the information provided on the planning portal was not comprehensive with no design & access statement provided or reference to the Sandgate Design Statement.

A councillor observed that it was a shame to lose another smaller building in place of a larger building as people aren't always looking for larger properties and there are many people looking for smaller and more affordable properties.

Some concerns were raised regarding congestion during the works phase and while this is not a material consideration, should be added as a planning condition eg building works hours and parking.

**5. Update on previous planning applications:**

|            |                                 |                         |
|------------|---------------------------------|-------------------------|
| 25/0376/FH | The Folkestone School for Girls | Approve with Conditions |
| 25/0761/FH | 37 Valley Road, Sandgate        | Approve with Conditions |
| 25/0822/FH | Casa Colina, The Corniche       | Approve with Conditions |

**6. Correspondence:** None

**7. Information:** None

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

Meeting closed at 12:13

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

Chairman's initial & date .....