



**SANDGATE PARISH COUNCIL**  
**Minutes of a PLANNING COMMITTEE**  
**MEETING**

**Held on Monday 28<sup>th</sup> July 2025**  
**At Sandgate Parish Council**  
**Offices/Library James Morris Court,**  
**Sandgate High Street**

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

**Clerk:** Gaye Thomas

1. **Apologies for absence:** Peter Hickman
2. **Declarations of interest:** None
3. **Minutes of the last meeting** – the minutes of the meeting held on 21st July 2025 were circulated ahead of the meeting. They were accepted as a correct record of the meeting.  
**Proposed:** Councillor Tim Prater  
**Seconded:** Councillor Susan Claris  
**Approved by all present**
4. **Planning applications for discussion:**

25/1260/FH	8 THE ACERS,	Garage conversion	Comments and observations before 01/08/2025 Objection For:7 Against:0 Int Dcl'd:0 Abs:0
The parish council objects to this application because of insufficient information			
25/1144/FH	117 ENBROOK VALLEY	Installation of ventilator and extractor flue.	Comments and observations before 08/08/2025 No Objection For 7 Against:0 Int dcl'd :0 Abstention:0
24/1543/FH	Sir John Moore Memorial Hall And Library, Rosenberg Place, Folkestone.	This is a re-consultation following the submission of additional details or a change in circumstance. These are detailed below:  Additional information relating to the marketing of the Sir John Moore	Additional information noted.  For 6 Against 0 Int dcl'd 0 Abs 1

		<b>Memorial Hall and Library, and a Retained Buildings Assessment</b>	
<b>25/1245/FH</b>	<b>23 MILITARY ROAD</b>	<b>Retrospective application to remove a grass/sand bank and replace with a retaining wall.</b>	<b>Comments and observations before 11/08/202</b>
<b>FHDC Planning to be approached for clarification regarding the necessity for a retrospective application and also an extension of the comments deadline to September</b>			

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

6. **Correspondence: None at this time**

7. **Information**

It was noted that planning application **25/1283/FH/CON Melbury Abbas, Brewers Hill** included a highly informative review of the Slope Stability Report prepared by Knapp Hicks and Partners. The report provided a comprehensive checklist of key considerations relevant to applications submitted in areas affected by land instability.

**Action: It was agreed that the Parish Council would write to the engineering firm to request permission to upload the report to the Parish website.**

It was noted that within the Officer's Report for planning application 25/0469/FH (Hillside, Brewer's Hill), the following statement was made:

"The site is located within an area of known land instability. Category E, which acknowledges that 'slope instability problems almost certainly present and may be active. Significant constraint on land use.'

Whilst Sandgate Parish Council has raised concerns that a slope stability report has not been provided upfront, this is not a requirement for householder development, and it is instead dealt with via planning condition. This is standard practice."

The Parish Council remains concerned that, despite the known and significant slope instability at the site, no slope stability report was required at the time of submission. While it is acknowledged that current practice treats such matters as a condition for householder applications, the Parish Council continues to advocate that in areas categorised as of slope instability that slope stability assessments should be required as part of the initial application submission.

This approach would ensure a more robust and transparent planning process, allowing for early identification of geotechnical risks and informed decision-making by both officers and the public. It would also align with the principles of the National Planning Policy Framework (NPPF), which emphasises the importance of ensuring land is suitable for development prior to the granting of planning permission.

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

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

