



SANDGATE PARISH COUNCIL
Minutes of a
PLANNING COMMITTEE MEETING
Held on Monday 15th September 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, Michael Fitch, Simon Horton, Tim Prater and Nicola South

Clerk: Gaye Thomas

1. **Apologies for absence:** Cllr Susan Claris
2. **Declarations of interest:** There were none
3. **Minutes of the last meeting** – the minutes of the meeting held on 8th September 2025 were circulated ahead of the meeting. They were accepted as a correct record of the meeting.
Proposed: Cllr Nicola South
Seconded: Cllr Simon Horton
Approved by all present
4. **Planning applications for discussion:**

25/1493/FH	24 SANDWICH CLOSE,	Erection of outbuilding.	Comments and observations before 17/09/2025 Objection For:3 Against;2 Abs:1
<p>Sandgate Parish Council in principle wants to support new businesses and welcomes the positive intentions of the applicant regarding mitigating the impact of parking and noise on neighbours.</p> <p>The council also notes that at this present time no neighbour comments against (or for) have been received.</p> <p>Nonetheless, the council remains concerned about introducing a business into a dense residential area, and objects by a majority, to the application on the following grounds:</p> <p>1. Highway Safety and Parking Stress</p> <p>The proposed use would generate additional vehicle movements and parking demand within a small cul-de-sac that already suffers from constrained parking provision. The National Planning Policy Framework (NPPF, para. 111) states that development should be refused on transport grounds where there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe.</p> <p>Given the limited on-street capacity and the absence of dedicated parking to serve this proposal, the Council considers the impacts would be materially harmful. The intensification of parking pressures in</p>			

such a confined space raises concerns over obstruction of emergency access and detriment to pedestrian safety, particularly given the frequency of vehicle turnover associated with student drop-off and pick-up.

2. Local Policy Context

Policy T2 of the Folkestone & Hythe Core Strategy (or its current equivalent in the Local Plan) requires that new development should integrate safely with the local transport network and provide adequate parking to avoid overspill onto neighbouring streets. This application fails to demonstrate how it would meet this requirement.

The Sandgate Design Statement, which is adopted as a Supplementary Planning Document, emphasises that new uses and developments should respect the capacity of narrow residential streets and should not exacerbate existing traffic and parking difficulties. This principle is particularly relevant in cul-de-sacs and other enclosed spaces where parking opportunities are severely restricted.

3. Unenforceability of Conditions

While it might be suggested that conditions could limit pupil numbers or regulate the timing of visits, in practice such conditions would be extremely difficult to monitor or enforce. Planning practice guidance makes clear that conditions should only be imposed where they are reasonable, precise, and enforceable. The Council is not satisfied that such conditions could mitigate the parking and highway safety issues arising from this proposal.

4) The applicant asserts that 95% of noise generated by the drumming room will be dissipated by the undoubtedly high level of acoustic insulation. However, given the close proximity of residential dwellings we would have liked to see an expert acoustic report to this effect.

Conclusion

For the reasons set out above, Sandgate Parish Council objects to this application. The proposed use would result in significant harm through increased parking stress and highway safety risks, contrary to the NPPF, Local Plan Policy T2, and the principles of the Sandgate Design Statement.

25/1572/FH	HILLSIDE, BREWERS HILL	Two storey extension of garage to form double garage and rooms above, together with proposed extension of balcony and first floor extension to main house, and raised parking platform.	Comments and observations before 02/10/2025 No Objection For:6 Against:0 Abs:0 Int Dcl:0
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Sandgate Parish Council does not object in principle to this application. However, given the site's topography and the potential risks associated with ground movement, as confirmed by the FHDC PPLP and interactive planning map and the British Geological Survey, we consider it essential that slope stability is properly assessed prior to any commencement of development.

Indeed, according to PPLP Policy NE6 paras 5.13 and 5.14, a site in a location such as this 'any planning application must be accompanied by a Phase 1 desktop land and slope stability report' which identifies risk and the mitigations to ensure that the proposed development does not have an adverse effect on the slip area. This will also provide a reassurance to neighbours that construction can be safely undertaken without risk to their properties and the wider environment on the escarpment.

The council notes that in the Officer's Report for the Melbury Abbas application (25/1283/FH/CON), a property which is in the same area of slope instability, this was identified as a material planning consideration requiring specialist assessment. In that case, the planning authority recognised the importance of ensuring slope conditions were fully evaluated at the outset, rather than relying on later-stage engineering solutions.

In addition, the National Planning Policy Framework (NPPF, para. 174), also requires planning decisions to minimise risks from land instability to safeguard public safety and the structural integrity of developments.

Conclusion While Sandgate Parish Council raises no objection to the principle of development at Hillside, Brewers Hill, we request that any permission granted be subject to a pre-commencement requirement for a slope stability report, in line with the identified national and local policies, best practice and the precedent set by the Melbury Abbas case.			
25/1504/FH	Sandgate Manor, 46 Military Road	Installation of two single-storey detached lodges to provide three self-contained assisted living residential annexes (C2 use class)	Comments and observations before 18/09/2025-Invalid
25/1606/FH	1 HILLSIDE, SANDGATE,	Listed Building Consent for the installation of weatherboarding to the rear of the property.	Comments and observations before 25/09/2025 Objection For:6 Against:0 Int Dcl'd:0 Abs:0
<p>Sandgate Parish Council objects to this application, which involves the extension of weatherboarding at the ground floor level to replace existing hung tiles to the first floor ie whole of the rear elevation.</p> <p>1. Impact on the Listed Building</p> <p>The property is Grade II listed and its hung tiles form an essential and defining characteristic of its historic fabric. Historic England guidance on the maintenance and alteration of listed buildings makes clear that such distinctive materials and features should be retained wherever possible, as their removal erodes the special architectural and historic interest for which the building was designated. The wholesale removal of original hung tiles and their replacement with weatherboarding would cause substantial harm to the character and significance of this listed building, contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, section 16(2), which requires decision-makers to have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.”</p> <p>2. Conservation Area Context</p> <p>The property also lies within the Sandgate Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the Local Planning Authority to pay “special attention... to the desirability of preserving or enhancing the character or appearance” of the area. The loss of hung tiles – a traditional and locally characteristic material – would diminish the architectural integrity of the street scene and set an unfortunate precedent for other historic properties within the Conservation Area.</p> <p>3. Lack of Reference to Local Design Guidance</p> <p>The application fails to refer to or demonstrate compliance with the Sandgate Design Statement, which is an adopted Supplementary Planning Document. This Statement stresses the importance of retaining traditional materials, especially within the Conservation Area, in order to safeguard Sandgate’s distinctive historic character. From a proper consideration of the Design Statement it would have been evident that hung tiles are a significant part of the local vernacular and should be preserved rather than replaced.</p> <p>4. Policy Framework</p> <p>National Planning Policy Framework (NPPF, paragraphs 199–202) requires that great weight be given to the conservation of designated heritage assets. Harm to such assets must be clearly and convincingly justified, and substantial harm should be exceptional. No such justification has been provided.</p> <p>Folkestone & Hythe Core Strategy and Development Plan policies (e.g., policies relating to heritage and design) similarly require protection of heritage significance and the use of materials that are sympathetic to local character.</p> <p>Historic England’s guidance emphasises that changes which remove traditional features are harmful unless clearly reversible and appropriately justified – neither of which applies here.</p> <p>5. Need for Expert Assessment</p> <p>We strongly recommend that the views of a qualified conservation officer or independent heritage</p>			

specialist be sought before this application is determined. Such expertise is necessary to assess properly the impact on the building's historic fabric and the wider Conservation Area.

Conclusion

Sandgate Parish Council therefore firmly objects to this application as, what appears to be on the face of it a simple external refurbishment project to the rear of the property, is in fact, a radical change in the appearance of a heritage asset. The proposed removal of hung tiles and their replacement with weatherboarding would cause unjustified and irreversible harm to the significance of a Grade II listed building and to the character of the Sandgate Conservation Area, contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, the Sandgate Design Statement, and relevant Local Plan policies.

25/1587/FH	75 ENBROOK ROAD	Conversion of garage to habitable room	Comments and observations before 22/09/2025. No Objection For:6 Against:0
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Sandgate Parish Council has no objection to the specifics of this application, but in addressing the application note the recent significant works to the front area of the property (which had increased the parking provision and therefore the necessity of a garage for off street parking).

This appears to be part of a local trend which has been highlighted by a number of retrospective applications in the Golden Valley ward of the village seeking planning consent for alterations to front gardens. In particular, we have observed significant works undertaken nearby that have replaced soft landscaping with hard surfacing, such as concrete or block paving, in order to create parking areas or driveways.

The Council is concerned that the cumulative replacement of soft landscaping with impermeable surfaces not only diminishes the visual character of the street scene but also reduces opportunities for biodiversity and sustainable drainage. Paragraphs 130 and 174 of the National Planning Policy Framework (NPPF) emphasise the importance of developments contributing positively to local character and minimising the risk of flooding through appropriate surface water management.

We therefore anticipate that the Planning Officer may wish to investigate whether the recent front garden works undertaken at this site required planning permission and, if so, whether such permission was sought. If not, whether a retrospective planning application should be made so that the council can properly evaluate from a planning perspective the works that have been carried out. This will also have the additional benefit, if approved, of protecting the householders' interests should they, for example, decide at some point in the future to sell the property.

The Council regrets the ongoing trend of replacing traditional garden planting with hard surfacing, as it has an unfortunate cumulative effect on both the appearance of the area and its environmental resilience, particularly in relation rain water management. Retention of soft landscaping, wherever possible, should remain a priority in line with district design guidance and the Sandgate Design Statement, which encourages the protection of greenery as a defining feature of the parish's character.

5. **Update on previous planning applications:**
25/1011/FH 144 Sandgate High Street Not Lawful

6. **Correspondence:** there was none

7. **Information:**

The Clerk was asked to ascertain whether plastic cladding which has been installed on the rear 55 Sandgate High Street (Coastguard Cottages) had been the subject of a planning application which has been approved given the property's location in the Sandgate East Conservation Area.

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

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

