



SANDGATE PARISH COUNCIL
Minutes of a
PLANNING COMMITTEE MEETING
Held on Monday 6th October 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, Michael Fitch, Simon Horton, Tim Prater and Nicola South

Clerk: Gaye Thomas

Three members of the public attended the meeting and made representations regarding application 25/1504/FH

1. **Apologies for absence:** There were none
2. **Declarations of interest:** There were none
3. **Minutes of the last meeting** – the minutes of the meeting held on 15th September 2025 were circulated ahead of the meeting. They were accepted as a correct record of the meeting.
Proposed: Cllr Simon Horton
Seconded: Cllr Hazel Barrett
Approved by all present
4. **Planning applications for discussion:**

25/1692/FH	26-30 Sandgate high street,	Works to interior and exterior (retrospective)	Comments and observations before 16/10/2025 No Objection For:7 Against :0 Int Dcl:0 Abs:0
25/1734/FH	144 SANDGATE HIGH STREET	Retrospective application for composite cladding to all external walls. Together with reconfigured staircase to front elevation, replacement of window with french doors to lower ground floor, replacement windows to rear elevation, and increase in height of rear flat roof.	Comments and observations before 16/10/2025 No Objection For:6 Against :0 Int Dcl:0 Abs:1

25/1504/FH	Sandgate Manor, 46 Military Road	Erection of two single-storey detached lodges to provide three self-contained assisted living residential annexes (C2 use class)	Comments and observations before 07/10/2025 No Objection For:6 Against :1 Int Dcl:0 Abs:0
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Sandgate Parish Council **does not object** to this application. However, the Council wishes to record the following observations, concerns and recommended planning conditions.

General Observations

- The proposed development provides **assisted living accommodation** for vulnerable adults, with additional buildings designed to **increase opportunities for independent living**. As an objective this is clearly supported by the parish council.
- The application notes that there will be **no additional staff**, and therefore **no increase in parking demand** is anticipated.

Concerns Raised

- Traffic and Access**
 - Because of the **barrier at the Military Road entrance**, many vehicles are **enter AND exit (rather than just exiting) via Bybrook Way**, causing congestion, access difficulties, and disturbance to residents.
 - There are reports of **tree roots from the Manor site damaging the road surface**, which may present a maintenance and safety issue.
- Environmental Impact**
 - **Residents of Enbrook Road** who border the site have raised concerns about potential **light and noise pollution** resulting from the proposed development.
 - The **trees along Bybrook Way** are reported to be **overhanging, poorly maintained**, contributing to a **poor streetscene** and possible road damage.
- Lack of Communication**
 - Attempts by neighbours to engage with Wellgate Care, who manage the site, have had a **poor response** to date.

Proposed Planning Conditions

Should permission be granted, Sandgate Parish Council recommends that the following **planning conditions** be attached:

- Construction Traffic Management**
All **construction traffic** shall **enter the site via Military Road** and **exit via Bybrook Way**. No construction vehicles should access the site solely via Bybrook Way.
- Traffic Management Scheme**
A **Traffic Management Plan** must be submitted and approved prior to commencement of development, detailing measures to:
 - Ensure safe and efficient access and egress to the site.
 - Minimise disruption to residents of Bybrook Way.
 - Provide adequate arrangements for service and emergency vehicles.
- Tree Inspection and Maintenance**
A **Tree Inspection and Maintenance Plan** shall be submitted by the applicant and approved by the Local Planning Authority. This should include:
 - Regular inspection of all trees bordering Bybrook Way.
 - Maintenance to prevent overhang, road damage, or safety issues.
 - Actions to ensure trees are kept in a healthy and managed condition.
- Access Improvement**
The **barrier on Military Road** shall be **removed or modified** to allow safe and timely

vehicle access to the development, thereby improving traffic circulation and reducing reliance on Bybrook Way

In addition to the planning application response the Parish Clerk will contact (1) FHDC Tree Officer to request and early inspection of the trees (covered by a site Tree Preservation Order) to identify works required (2) Kent Highways to report concerns about damage to the highway by tree roots and endorsement of a traffic management scheme for the site to minimise traffic flow on Bybrook Way (3) FHDC Traffic Management to request regular inspections of Bybrook Way by enforcement officers to monitor parking to ensure compliance with parking restrictions.

5. **Update on previous planning applications: none at this time**
6. **Correspondence:** Emails had been received regarding 25/1504/FH and these were considered as part of the deliberative process.
7. **Information:** There was none
8. **Date of the next Planning Committee meeting –TBC**

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

