



**SANDGATE PARISH COUNCIL**  
**Minutes of a**  
**PLANNING COMMITTEE MEETING**  
**Held on Monday 24<sup>th</sup> November 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 & Nicola South

**Clerk:** Gaye Thomas

1. **Apologies for absence:** Councillor Peter Hickman
2. **Declarations of interest:** There was none
3. **Minutes of the last meeting** – the minutes of the meeting held on 27th October 2025 were circulated ahead of the meeting. They were accepted as a correct record of the meeting.  
**Proposed:** Cllr Michael Fitch  
**Seconded:** Cllr Simon Horton  
**Approved by all present**
4. **Planning applications for discussion:**

25/1965/FH	7 FREMANTLE ROAD	Extension of existing garage to create two bedrooms	No Objection For:7 Against:0 Int dcl'd:0 Abs:0
<b>It was noted with disappointment that no reference to the Sandgate Design Statement was made as part of this application</b>			

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

25/2001/FH	CHIPCHASE LODGE, ST STEPHENS WAY,	Lawful
25/1410/FH	62-68 SANDGATE HIGH STREET, SANDGATE,	Refused
25/1504/FH	SANDGATE MANOR, 46 MILITARY ROAD	Approve with Conditions
25/1734/FH	144 SANDGATE HIGH STREET, SANDGATE,	Refused
25/1881/FH/TCA	THE OLD VICARAGE, VICARAGE ROAD,	No Objections

6. **Illuminated signage in Sandgate High Street Conservation Area**

It had been raised by a councillor that a sign had been installed outside a local business which was illuminated and projected outward from the building. Unlike other signage in the area, its design and illumination were considered unsightly and out of keeping with the character of the surrounding Conservation Area.

It was noted that PPLP 2020 – FHDC, Paragraph 11, Point 62 Paragraph 11.62 of the *Places and Policies Local Plan (PPLP) 2020* for Folkestone & Hythe District Council (FHDC) sets out clear expectations

for the design and acceptability of advertisements and signage within Conservation Areas and on Listed Buildings. The policy emphasises that advertisement consent will only be granted where a proposal demonstrably preserves or enhances the character and appearance of its historic setting.

A key element of this policy is the treatment of illumination. FHDC places significant importance on the quality, subtlety and suitability of lighting used on signs in heritage locations. Any illuminated signage must be designed so that it integrates sensitively with its surroundings, avoiding visual intrusion and ensuring that lighting does not detract from architectural details or the wider streetscape.

The policy makes clear that generic, corporate-style forms of illumination—particularly internally illuminated box signs—are unlikely to be acceptable in conservation contexts. These types of signs typically do not reflect the refined, context-specific approach expected in historic areas. Instead, signage should be bespoke, well-designed and carefully detailed, using materials, proportions and lighting solutions that respect the traditional character of the area.

Overall, Paragraph 11.62 promotes a design-led approach that supports both effective commercial signage and the long-term safeguarding of heritage significance. By requiring high-quality, context-appropriate illumination, the policy helps ensure that signage enhances rather than detracts from the special architectural and historic qualities that Conservation Areas and Listed Buildings are designated to protect.

It was agreed that the clerk should informally approach the business owners and discuss the concerns of the parish council and possible remedies to this situation.

7. **Correspondence:** There was none
8. **Information:** There was none
9. **Date of the next Planning Committee meeting –TBC**

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

