



SANDGATE PARISH COUNCIL
Minutes of a
PLANNING COMMITTEE MEETING
Held on Monday 12th January 2026
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.

In the absence of Councillor Guy Valentine-Neale, Councillor Tim Prater was proposed as Chair for the Planning Committee for the duration of the meeting.

Proposed by Councillor Michael Fitch
Seconded by Councillor Simon Horton
Agreed by all

Present:

Chair Councillor Tim Prater
Councillors Hazel Barrett, Susan Claris, Michael Fitch, Simon Horton
Clerk: Gaye Thomas

- 1. Apologies for absence:** Councillors Peter Hickman, Nicola South & Guy Valentine-Neale
- 2. Declarations of interest:** There were none
- 3. Minutes of the last meeting** – the minutes of the meeting held on 15th December 2025 were circulated ahead of the meeting. They were accepted as a correct record of the meeting.
Proposed by Susan Claris
Seconded by Simon Horton
Approved by all present
- 4. Planning applications for discussion:**

25/2044/FH	36 SANDGATE HILL,	Listed Building Consent for the installation of a boiler & flue.	Comments and observations before 02/01/2026 No Objection For:5 Against: 0 Int Dcl :0 Abs: 0
25/2214/FH	54 ENBROOK VALLEY	Two storey side extension.	Comments and observations before 08/01/2026. No Objection For:5 Against: 0 Int Dcl :0 Abs: 0
25/2130/FH	36 & 38 SANDGATE HIGH STREET	Alterations to existing building including demolition of outbuildings and garage, removal of rear chimney stack, front canopy, replacement gates to rear and replacement outbuilding to form annex ancillary to the main residence & rebuilding of front boundary treatment.	Comments and observations before 12/01/2026 No Objection For:5 Against: 0 Int Dcl :0 Abs: 0

25/2213/FH	Land Adjacent 12, Southernwood Rise	2 storey detached dwelling with associated vehicular access and landscaping.	Comments and observations before 12/01/2026 Objection For:5 Against: 0 Int Dcl :0 Abs: 0
------------	-------------------------------------	--	---

Objection to Application 25/2213/FH

This is a contentious application, and it should be noted that there have been several previous applications submitted for this same site. The repeated nature of applications indicates ongoing and unresolved concerns relating to the suitability of the site for the scale and nature of development now proposed.

There are serious and well-founded concerns regarding the proximity of the proposed development to Darnley Close, particularly in relation to land stability. The site is known to present stability challenges, and these risks are heightened by the scale and intensity of the current proposal.

Of particular concern is the inclusion of an indoor swimming pool and infinity pool. The structural report submitted in support of this application appears to relate to a previous application of a different design and layout. It is therefore not clear that the report adequately assesses the specific risks associated with the current proposal. Furthermore, there has been a period of approximately four years since the earlier application, during which time ground conditions and land stability may have changed. This raises further doubts as to the validity and relevance of the submitted structural information.

The proximity of the proposed infinity pool to the retaining wall serving Darnley Close is a major concern. The additional load, excavation, and ongoing water pressure associated with such a feature could have serious implications for the stability of the retaining wall and neighbouring land and properties.

In addition, the proposal includes a summer house structure located within the basement, which further intensifies development on this constrained and potentially unstable site. This element adds to concerns regarding excavation depth, structural loading, and long-term ground movement.

While the application presents itself as a self-build, it is not submitted on behalf of the landowner. This raises questions as to whether the proposal should instead be considered a commercial development. If so, it would require a full and compliant land stability assessment in accordance with Policy NE6. In the absence of such a report, the application cannot be considered adequately supported.

Given the cumulative concerns relating to land stability, outdated and potentially irrelevant structural information, proximity to neighbouring properties and retaining structures, and the true nature of the development, this application should not be supported in its current form.

5. Update on previous planning applications:

25/1832/FH	Hillboro, Sunnyside Road,	Approve with Conditions
25/2078/FH	Chipchase Lodge St Stephens Way	Approve with Conditions

6. Correspondence:

7. **Information:** It is also noted that Councillor Tim Prater has called in application 25/2109/FH (Jumping Jacks) for determination by the Folkestone & Hythe District Council Planning Committee under the circumstances it is recommended by officers for refusal. It is further noted that Sandgate Parish Council did not raise an objection to that application, so that call-in is in line with that position.

8. Date of the next Planning Committee meeting –TBC

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

