



SANDGATE PARISH COUNCIL
Minutes of a
PLANNING COMMITTEE MEETING
Held on Monday 2nd February 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 Simon Horton

Seconded by Councillor Susan Claris

Agreed by all

Present:

Chair Councillor Tim Prater

Councillors Hazel Barrett, Susan Claris, , Peter Hickman, Simon Horton Nicola South & Guy Valentine-Neale
(arrived 6.50)

Clerk: Gaye Thomas

1. Apologies for absence: Councillor Michael Fitch

2. Declarations of interest: There were none

3. Minutes of the last meeting – the minutes of the meeting held on 12th January 2026 were circulated ahead of the meeting. They were accepted as a correct record of the meeting.

Proposed by Councillor Simon Horton

Seconded by Councillor Susan Claris

Approved by all present

4. Planning applications for discussion:

| | | | |
|------------|-----------------|--|---|
| 25/2278/FH | 32 RADNOR CLIFF | Demolition of existing house, garden structures and boundary treatments. Erection of two dwelling houses, one holiday house and associated landscaping, slope stability and driveway works. Erection of new boundary wall. | Comments and observations before 02/02/2026 Objection For: 6 Against: 0 Int Dcl: 0 Abs: 0 |
|------------|-----------------|--|---|

It was felt that the parish council's objections to the previous application 25/1651/FH (since withdrawn), had not been addressed and so they still applied to this marginally altered application., namely:

1. Cliff and Slope Stability / Geotechnical Concerns

The Parish Council expresses serious concern about the adequacy of the submitted geotechnical report, which covers only the immediate site and not the wider cliff system or its implications for neighbouring plots. The Radnor Cliff area is an identified zone of historical instability and landslip risk, and therefore any development must be subject to rigorous geotechnical evaluation.

Under Policy NE6 (Land Stability) of the Folkestone & Hythe District Places and Policies Local Plan (2020),

“In areas of known or potential instability, all development proposals — particularly commercial or more intensive forms — must be accompanied by a detailed and site-specific land stability report, prepared by a suitably qualified specialist, demonstrating that the development will not adversely affect the stability of the site or adjoining land.”

The application fails to meet this requirement. The report provided is partial, limited in scope, and does not assess off-site impacts or the cumulative effect on adjacent properties. It is therefore non-compliant with Policy NE6 and insufficient to support a commercial-scale development.

Nationally, NPPF paragraphs 174–177 and the Government’s Land Stability Guidance (formerly PPG14) also require local authorities to ensure that development only proceeds where it can be demonstrated that land is, or can be made, stable and will not cause instability elsewhere.

The Parish Council further notes that the proposal involves removal of vegetation, root systems, and terracing, all of which currently provide natural slope reinforcement. Such disturbance risks destabilising an already fragile cliff structure.

Accordingly, a full slope stability assessment covering the wider cliff and neighbouring land is required before this application can be properly determined. Any subsequent consent must include conditions for long-term monitoring and developer liability for any resulting instability or structural movement affecting adjoining plots.

2. Overdevelopment and Out-of-Character Scale

The proposal represents a significant overdevelopment of the site, with an enlarged footprint approximately three times greater than neighbouring dwellings. The height, bulk, and massing are inconsistent with the existing architectural rhythm and character of Radnor Cliff.

This is contrary to:

NPPF paragraphs 126–136 (Achieving well-designed places);

Local Plan Policies HB1 and HB2 (Quality Places and Design Principles); and

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special attention to be paid to preserving or enhancing the character and appearance of conservation areas.

The development’s visual impact, density, and loss of greenery at sea level would cause demonstrable harm to the local character and the setting of the Radnor Cliff Conservation Area.

3. Access, Highways and Construction Management

No lawful construction access has been secured through The Riviera, whose residents have formally refused permission for access by construction vehicles. The absence of safe access renders the proposal unworkable and raises serious highway safety and emergency access concerns.

The local network already experiences seasonal gridlock during summer months, and construction activities would exacerbate this problem. Heavy vehicle movements could also contribute to further instability of the road structure atop the cliff.

In accordance with NPPF paragraph 111, development should be refused on highway grounds where it would have an unacceptable impact on highway safety or cause severe residual cumulative impacts — both of which are applicable here.

The Parish Council therefore requests that any future determination include a Grampian condition requiring legal access arrangements, a Construction Traffic Management Plan, and full road safety assessment before any works commence.

4. Rights to Light and Amenity Impacts

The bulk and proximity of the proposed building will result in significant loss of daylight and sunlight to adjacent properties, with potential infringement of Rights to Light protected under the Rights of Light Act 1959.

Planning permission does not override these private legal rights, and the developer must demonstrate that no actionable loss of light will occur. The absence of a BRE-compliant Daylight and Sunlight Assessment is a serious omission and must be rectified prior to determination.

5. Heritage and Conservation Area Impact

Radnor Cliff lies within or adjacent to the Sandgate Conservation Area, containing several heritage and locally listed properties. The proposed development, due to its excessive mass and overbearing presence, would harm the character and setting of this heritage environment.

Under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, both the preservation of setting and visual harmony are statutory duties of the decision-maker. The loss of established greenery and alteration of the cliff profile would further erode this character, contrary to:

NPPF paragraphs 205–211 (Conserving and enhancing the historic environment); and

Local Plan Policy NE3 (Landscape Character and Designation).

6. Environmental and Structural Implications

The cumulative effect of excavation, vegetation clearance, and added building mass raises legitimate environmental and structural risks, including:

Increased surface water run-off;

Soil displacement; and

Amplified stress on the cliff structure due to loading from new foundations and machinery.

Under National Enforcement Guidance (NEG) for commercial and slope-sensitive developments, a comprehensive slope and site stability assessment is required, encompassing adjacent properties and wider topography. This process should be activated before any further consideration of this application.

7. Party Wall and Liability

Given the proximity of adjoining properties, the proposed works fall within the scope of the Party Wall etc. Act 1996. Any destabilisation or damage resulting from these works must be met entirely at the developer's cost, including latching protection and structural repair obligations.

8. Summary and Recommendation

Sandgate Parish Council objects to the proposal on the grounds of:

Non-compliance with Policy NE6 (Land Stability) and inadequate geotechnical reporting;

Potential cliff and slope instability;

Overdevelopment and loss of character;

Lack of lawful construction access and highway safety concerns;

Harm to the Conservation Area and visual amenity;

Loss of daylight and infringement of rights to light;

Insufficient mitigation for environmental and structural impacts.

The application is therefore contrary to the National Planning Policy Framework, the Folkestone & Hythe Places and Policies Local Plan (Policies NE6, HB1, HB2, and NE3), and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Accordingly, Sandgate Parish Council recommends REFUSAL of this application in its current form.

| | | | |
|------------|------------------------|---|---|
| 26/0036/FH | 3 SAPPER ROW | Erection of single storey rear extension | Comments and observations before 04/02/2026. No Objection For: 6 Against: 0 Int dcl: 0 Abs :0 |
| 26/0025/FH | 9 ENCOMBE, SANDGATE | First floor extension including balcony, solar panels to roof and front extension to detached garage. | Comments and observations before 03/02/2026 No objection For: 5 Against : 1 Int dcl : 0 Abs : 1 |

No objection subject to the inclusion of a geotechnical survey

Councillor Prater ceded the chairmanship of the meeting to Councillor Valentine-Neale

| | | | |
|------------|--------------------------|---|---|
| 25/2299/FH | 144 SANDGATE HIGH STREET | Retrospective application for 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. Proposed reinstatement of render to front and rear elevations. | Comments and observations before 05/02/2026 No Objection For: 7 Against: 0 Int dcl : 0 (it was noted that Councillor Prater and the applicant had conversed regarding the building on a number of occasions. Abs : 0 |
| 26/0054/FH | RIVIERA COURT | Replacement Balcony Balustrades | Comments and observations before 12/02/2026 No Objection For: 7 Against: 0 Int dcl: 0 Abs: 0 |

It was noted with disappointment that no reference had been made to the Sandgate Design Statement especially as this development is in a conservation area

5. Update on previous planning applications:

6. Correspondence:

7. Information:

8. Date of the next Planning Committee meeting –16th February 2026

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

