



SANDGATE PARISH COUNCIL
Minutes of a
PLANNING COMMITTEE MEETING
Held on Monday 20th April 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.

Present:

Chair Councillor Guy Valentine-Neale
Councillors Michael Fitch, Simon Horton & Tim Prater
Clerk: Gaye Thomas

1. **Apologies for absence:** Councillors Hazel Barrett, Susan Claris, Peter Hickman & Nicola South
2. **Declarations of interest:** There were none
3. **Minutes of the last meeting** – the minutes of the meeting held on 30th March 2026 were circulated ahead of the meeting. They were accepted as a correct record of the meeting.
Proposed by Councillor Tim Prater
Seconded by Councillor Simon Horton
Approved by all present
4. **Planning applications for discussion:**

26/0412/FH	Land Adjoining Sandcastle, (Three Bears Cottage) The Corniche	Replacement dwelling	Comments and observations before 14/04/2026 No Objection For 4 Against 0 Non-Pecuniary Int:1 Abs:0
26/0570/FH/P A	9 Encombe, Sandgate,	Application for prior approval under schedule 2, part 1 - class AA (General permitted development order 2015) for the enlargement of a dwellinghouse by construction of additional storey with a maximum additional height of 2.82 metres.	Comments and observations before 01/05/2026 As below For :3 Against:1 Int dcl:0 Abs:0

With regard to application 26/0570/FH for *permitted development* approval it is noted that a previous *planning* application submitted to the Parish Council did not attract objection. However, the Planning Officer, with their professional knowledge, refused that earlier application on several grounds, including that the proposal was considered too tall and out of character within an area predominantly comprising bungalows, with no existing flat-roof dwellings.

It is therefore disappointing that a further application has been submitted under permitted development following the Planning Officer's earlier planning refusal. While the Parish Council does not have a statutory role in determining prior approval applications under permitted development rights, it is considered appropriate to give due weight to the professional judgement and reasoning of the Planning Officer in the previous decision.

Accordingly, the Parish Council aligns its position with the Planning Officer's assessment and rationale for refusal of the earlier application.

26/0329/FH	Flat 2, 7 Wellington Terrace	Replacement of external balcony to the first floor front elevation. comments and observations before 01/05/2026.	Comments and observations before 01/05/2026. objections:4 Int:0 Abs:0	and before No Against:0
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Whilst the Parish Council does not object to this application, it is felt that it is unfortunate that the proposed new balcony does not replicate the existing curved profile of the adjacent balconies within the terrace.

5. Update on previous planning applications:

26/0054/FH	Riviera Court,	Approve with Conditions
26/0169/FH	SEACROFT,	Approve with Conditions
26/0321/FH/TCA	122 Sandgate High Street,	No Objections
25/2265/FH	The Yard, North Lane,	Approve with Conditions
26/0118/FH	10 THE Corniche, Sandgate,	Lawful
26/0139/FH	Sandgate Manor, 46 Military Road,	Approve with Conditions

6. Correspondence:

It was noted that an email had been received regarding works to a property on Chichester Road, this had been passed to Planning Enforcement for their attention.

7. Information: It was noted that works at The Breakers on the Riviera have been reported to Planning Enforcement. Although an acknowledgement of receipt has been received, no further information has yet been provided. The Clerk is requested to contact the Planning Authority to ascertain the current situation.

8. Date of the next Planning Committee meeting –TBC

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

