



**SANDGATE PARISH COUNCIL**  
**Minutes of a**  
**PLANNING COMMITTEE MEETING**  
**Held on Monday 11<sup>th</sup> May 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** 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:** Councillor Horton declared a non pecuniary interest in 26/0649/FH
3. **Minutes of the last meeting** – the minutes of the meeting held on 20<sup>th</sup> April 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 Hazel Barrett**  
**Approved by all present**
4. **Planning applications for discussion:**

26/0492/FH	82B Sandgate High Street,	Conversion of first and second floor maisonette into 2 x 2 bedroom flats	Comments and observations before 13/05/2026. No Objection For: 7 Against:0 Int Dcl:0 Abs: 0
<p>Members considered the application relating to the conversion of an existing four-bedroom maisonette into two two-bedroom flats.</p> <p>The Committee noted comments received from a nearby resident regarding the possible impact on parking provision arising from the proposed development.</p> <p>Members acknowledged the concerns raised but noted that parking enforcement and parking availability were not material planning considerations in this instance.</p> <p>The Committee further noted that the proposal involved predominantly internal alterations, with no significant changes proposed to the front elevation of the property or wider impact upon the conservation area.</p> <p>Members discussed the suitability of the existing accommodation and noted that smaller residential units were needed within the local housing market.</p> <p>It was noted with disappointment that no reference to the Sandgate Design Statement had been made especially as this application was within a conservation area</p>			

25/1434/FH	Land Opposite Chipchase Lodge, St Stephens Way, Folkestone, CT20 3RD.	This is a re-consultation following the submission of additional details or a change in circumstance. These are detailed below:  Amended plans added 24.04.2026	Comments/observations you may have on the proposal reach us not later than 08/05/2026.  Comments as below
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Members considered the application relating to compliance with planning conditions attached to a previous approval granted in 2018.

The Committee discussed concerns regarding compliance with landscaping, boundary treatment and slope stability conditions associated with the original consent.

Members noted correspondence received from a neighbouring resident and further noted that the development had already substantially progressed.

Discussion centred upon ensuring that the development complied fully with the original planning conditions and that any necessary technical reports were properly reviewed by the Local Planning Authority and Planning Enforcement.

Members expressed concern regarding the retrospective nature of the application and the absence of a clear explanation regarding why the conditions had not been discharged prior to development taking place.

It was proposed that the Parish Council request that Folkestone & Hythe District Council ensure the development fully complies with all conditions attached to the original planning permission, with particular regard to landscaping and slope stability matters.

The Committee also requested that officers consider the objections already submitted on the planning portal.

26/0649/FH	5 The Corniche, Sandgate,	Erection of an outbuilding.	Comments and observations before 21/05/2026 No Objections For 7 Against:0 Int dcl'd : 1 (non pecuniary Abs : 0
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Members considered an application for a large, detached garden structure to be constructed on sloping land to the rear of a property.

The proposed structure was described as a substantial timber building, elevated on supports, intended for use as a model railway room.

Members discussed the size and scale of the structure, together with its position on land known to have slope stability sensitivities.

It was noted that the structure appeared lightweight in construction and elevated above ground level, thereby potentially reducing the need of substantial excavation works.

However, members considered it appropriate that the Local Planning Authority satisfy itself regarding the construction method and any potential slope stability implications.

Members also noted the absence of reference to the Sandgate Design Statement within the

application documentation.

It was proposed that the Parish Council raise no objection, subject to the Local Planning Authority being satisfied regarding the construction method and mitigation of any slope stability concerns.

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

25/2213/FH	Land Adjacent 12, Southernwood Rise,	Approve with Conditions
26/0298/FH	37 The Crescent, Sandgate,	Approve with Conditions
26/0364/FH	Enbrook Park, Sandgate High Street	Approve with Conditions
26/0374/FH	6 Cavell Place, Folkestone, CT20 3XH	Approve with Conditions
26/0576/FH	46 Chichester Road,	Lawful
26/0300/FH	Melbury Abbas, Brewers Hill	Approve with Conditions

**6. Correspondence:**

It was noted that an email had been received regarding 25/1434/FH and this was considered as part of the deliberations of members.

**7. Information:**

Members discussed the forthcoming District Planning Committee meeting at which the 32 Radnor Cliff application for replacement dwellings would be considered. It was noted that the application involved the demolition of existing house, garden structures and boundary treatments and erection of two dwelling houses, one holiday house. Members discussed concerns regarding site access arrangements and the scale of development.

Councillor Tim Prater advised that he intended to speak against the application at District Planning Committee in his capacity as District Councillor. The Parish Council also had the opportunity to make representations. Members noted that the District Planning Committee meeting was expected to take place on 19th May 2026.

**8. Date of the next Planning Committee meeting –TBC**

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

