



SANDGATE PARISH COUNCIL
Minutes of a
PLANNING COMMITTEE MEETING
Held on Monday 1st June 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. **Election of Chair-** Councillor Guy Valentine-Neale was proposed as chair for the next year.
Proposed by Councillor Simon Horton
Seconded by Councillor Susan Claris
Approved by all present
2. **Apologies for absence-** Councillor Peter Hickman
3. **Declarations of interest:** there was none
4. **Minutes of the last meeting** – the minutes of the meeting held on 11th May 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
5. **Planning applications for discussion:**

26/0774/FH/ TCA	39 Radnor Cliff, Folkestone	Work to trees in a conservation area comprising of T7 Elder and T8 Bay fell to ground level.	Comments and observations before 12/06/2026 Objection For: 7 Against:0 Int Dcl:0 Abs: 0
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OBJECTION TO PROPOSED TREE WORKS WITHIN SANDGATE CONSERVATION AREA

Sandgate Parish Council takes a pragmatic approach to applications for tree works, particularly where a clear arboricultural justification has been provided and where proposals demonstrate appropriate mitigation for example replacement planting.

However, in this instance, the Parish Council objects to the application since there is insufficient information to enable a properly informed assessment of the proposed works.

The submission comprises of a basic diagram identifying the trees in question and provides no justification for the proposed felling of two established trees. No arboricultural assessment, condition survey, structural report, management rationale, or evidence of disease, damage, nuisance or safety concerns has been supplied. Furthermore,

there is no indication as to whether replacement planting is proposed, nor any information regarding the species, size or location of any replacement trees.

The trees concerned appear to be of a substantial and established size and make a positive contribution to the character and appearance of the Conservation Area.

The Parish Council considers this to be a poor quality submission for tree works especially from a local professional tree surgeon. Whilst it is acknowledged that the council application form may not be particularly intuitive where trees are not covered by a Tree Preservation Order, this does not excuse the lack of information provided in support of the proposed loss of trees within a designated Conservation Area.

The Council is mindful of the statutory duty placed upon the Local Planning Authority under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The removal of mature trees can have a significant and irreversible impact upon that character and appearance.

Furthermore, the Sandgate Design Statement, adopted as a Supplementary Planning Document and therefore a material consideration in the determination of planning applications within the parish, emphasises the importance of protecting and enhancing Sandgate's natural landscape, wooded hillsides, green infrastructure and environmental setting. The Design Statement seeks to ensure that development proposals conserve and enhance the parish's distinctive character and natural heritage, particularly within and adjacent to Conservation Areas. Any proposal involving the loss of established trees should therefore be supported by robust evidence demonstrating both the necessity of the works and appropriate mitigation measures.

Given the absence of any substantive justification, supporting arboricultural information or details of replacement planting, the Parish Council is unable to conclude that the proposed felling is necessary, reasonable or compatible with the objectives of preserving and enhancing the character of the Sandgate Conservation Area.

Accordingly, Sandgate Parish Council objects to this application and recommends that it be refused unless and until sufficient supporting information is provided to justify the proposed removal of the trees and the planting of replacement trees if appropriate.

26/0558/FH	2 Hillside, Sandgate	Listed Building Consent for replacement roof & removal & reconstruction of 3 chimneys.	Comments and observations before 26/05/2026 No Objection For: 7 Against:0 Int Dcl:0 Abs: 0
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It is disappointing that no reference to the Sandgate Design Statement is made in this application. However, the proposals for the roof and chimney stacks will undoubtedly improve and enhance the appearance of this Grade II heritage asset.

26/0650/FH	12 Temeraire Heights,	Replacement balcony to front and side elevation.	Comments and observations before 12/06/2026 No Objection For: 7 Against:0 Int Dcl:0 Abs: 0
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6. Update on previous planning applications:

26/0329/FH Flat 2, 7 Wellington Terrace,
26/0496/FH 28 Chalcroft Road,

Approve with Conditions
Lawful

- 7. **Correspondence:**
There was none

- 8. **Information:** It was noted that the Appeal against the refusal to grant planning permission for development on 62-68 High Street (the 'garage site') had also been refused by the Planning Inspectorate on the grounds of the negative impact of the massing and height of the proposed building on the Conservation Area.

- 9. **Date of the next Planning Committee meeting –TBC**

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

