



SANDGATE PARISH COUNCIL
Minutes of a
Planning Committee Meeting
held on Monday 27th July 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, Michael Fitch, Susan Claris, Simon Horton, Tim Prater & Nicola South

Clerk: Gaye Thomas

1. **Apologies for absence-** Councillor Peter Hickman
2. **Declarations of interest:**
3. **Minutes of the last meeting** – the minutes of the meeting held on 20th July 2026 were circulated ahead of the meeting. They were accepted as a correct record of the meeting.
Proposed by Councillor Hazel Barrett
Seconded by Councillor Susan Claris
Approved by all present
4. **Planning applications for discussion:**

26/1118/FH	5 Valley Road, Sandgate	Erection of replacement roof, 2no new flat roof dormers & internal alterations.	Comments and observations before 10/08/2026 Objection For 6 Against 0 Int dcld 0 Abs 0
The Parish Council objects to the application due to the absence of a Design and Access Statement and the lack of any reference to the Sandgate Design Statement. The absence of this supporting information makes it difficult to fully assess how the application has taken account of the character and setting of the area and any potential impact on the neighbour's amenity.			
Although the property is not located on a particularly steep section of the road, concern is raised regarding the significant increase in load-bearing requirements resulting from the proposed additional storey. Without a Design and Access Statement, there is no information to demonstrate that these structural implications have been appropriately considered, nor whether any potential issues have been identified or suitable mitigation measures identified.			
The Parish Council also objects due to the lack of information regarding potential overlooking and overshadowing impacts. This is of particular concern given the proposed increase in height and the introduction of additional windows to the side elevations, which could have an adverse impact on neighbouring properties and their residential amenity.			

5. **Update on previous planning applications-** There was none

6. **Correspondence:**
There was none
7. **Information:** There was none
8. **Date of the next Planning Committee meeting –TBC**

Signed by the Planning Committee Chair Date.....

