



SANDGATE PARISH COUNCIL
Minutes of a
Planning Committee Meeting
held on Monday 17th August 2026 at 6.30pm
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, Peter Hickman Simon Horton & Tim Prater

Clerk: Gaye Thomas

2 members of the public were present

- 1. Apologies for absence:** None
- 2. Declarations of interest:** Cllr Simon Horton – non-pecuniary – 26/1175/FH
- 3. Minutes of the last meeting** – the minutes of the meeting held on 27th 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:**

26/1086/FH	63 Radnor Cliff,	Installation of 10 solar panels to the front roof slope; replacement of existing and addition of render to the front elevation; infilling of the existing porch area; addition of a first-floor balcony to the front elevation with canopy below, including the removal of existing windows and installation of replacement doors and windows; conversion of the existing garage to habitable accommodation; erection of a front planter; enlargement of the existing rear dormer following removal of the chimney, including an additional Juliet balcony, rooflight and replacement windows; installation of an	Comments and observations before 20/08/202 No objection :5 Against:0 Int dcl: 0 Abs:0 Noted, particularly that the property is in a Conservation Area, that there is no reference to the Sandgate Design Statement (2020).
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		additional ground-floor rear window following infilling of the rear store area; and installation of a plant platform to the rear.	
26/1125/FH	9 Chichester Road,	Retrospective application for the erection of a porch, single storey rear extension & outbuilding.	Comments and observations before 20/08/2026. Objection For: 4 Against:0
This is retrospective application for works but the committee noted, following feedback from a neighbour present at the meeting, that they are only partially completed (garden room but not the rear extension or front porch). It was also noted that the garden room apparently has a shower rather than just a WC as identified on the submitted drawings. The committee had concerns that this could lead to the annexe being used for residential or lettings purposes which if true should be explicit in the planning application. A number of neighbours have raised concerns about the impact of, what are substantial additions to the main property, on their amenity including loss of privacy from overlooking and overshadowing with loss of sunlight. Concerns have also been raised about the built bulk of the garden room in relation to the stated dimensions in the application and the potential for this issue to continue with the build of the extension. The application contains no Design and Access Statement with no expected details of the relationship between the new additions and neighbouring properties and therefore any measures taken to mitigate any harm. The committee, without this information, is therefore is unable to assess the overall impact of the three elements of this application in the context of the surrounding properties. The committee recommends that (a) the applicant is advised to submit this information (which is normally provided) (b) the planning officer visits the site to check the size of the built garden room and to assess the scale of the other proposed additions and their combined impact on the amenity of the neighbours. Pending receipt of this information the planning committee has to object to this application.			
26/1233/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 21/08/2026 Objection For 4 Against:1
Sandgate Parish Council wishes to clarify its position in relation to the on-going applications relating to this property. In considering the second application (of three), the planning committee aligned itself with the assessment and reasoning of the original Planning Officer, who had raised objections to the proposal and set out reasons why it should be refused. The Parish Council is therefore disappointed that this feedback does not appear to have been adequately reflected in the Officer's Report for application 26/0570/FH. Whilst the Parish Council did not expressly state that it objected to that application, this should not be interpreted as meaning that			

the Parish Council had no objection to the proposal or considered it acceptable. Our intention was to endorse our position as being in agreement with the views, assessment and rationale for refusal set out by the Planning Officer in the original application.

As a Parish Council, we are not qualified to determine whether a proposal meets the detailed criteria for permitted development or whether prior approval is required. These are matters which appropriately require the professional assessment and judgement of the Planning Officer.

In this context it appears to us that it is highly relevant that the concerns raised by the initial Planning Officer appear to be substantially mirrored in the assessment of the subsequent Planning Officer. The latter concluded that the proposed development would result in an unacceptable external appearance, specifically referring to the design and arrangement of openings within the principal elevation and describing the resulting façade as poorly proportioned, visually heavy and incoherent.

The Parish Council considers that this continuity of planning judgments by the Planning Officers should have been recognised when recording the Parish Council's previous position and is also the Parish Council's current position, namely that the application for permitted development should be refused.

26/1221/FH	Flat 3, East Cliff House, Radnor Cliff Crescent,	Listed Building Consent for replacement of existing rear dormer window frame to aluminum.	Comments and observations before 21/08/2026. No Objection For :4 Against:0 Interest dcl:1 Non pecuniary Abs:0
26/1237/FH	East Cliff House, Radnor Cliff Crescent,	Listed building consent for the installation of a satellite dish (retrospective).	Comments and observations before 24/08/2026 No Objection For :4 Against:0 Interest dcl:0 Abs:0
26/1175/FH	Hillboro, Sunnyside Road, Sandgate CT20 3DR	Works to trees subject to TPO No 12 of 2012 comprising of T1 Ash fell to ground level and TPO No 04 of 1975 comprising of T2 Sweet Chestnut fell to ground level.	Comments and observations before 28/08/2026. No Objection For :4 Against:0 Interest dcl:1 non pecuniary Abs:0

5. Update on previous planning applications

26/0918/FH 54 Enbrook Valley Approve with conditions

26/0926/FH 24 Valley Road Lawful

6. Correspondence:

It was noted that correspondence had been received relating to 26/1125/FH and these comments were taken into account as part of the deliberative process.

7. Information: Military Road – Martello woods. It was noted that the Heras fencing is currently in a poor state of installation with several sections down with the associated health and safety issues. GV-N to provide photos to parish clerk who would highlight to owner's agent (with escalation to the district council if no satisfactory response).

8. Date of the next Planning Committee meeting –TBC

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