**SANDGATE PARISH COUNCIL**
**Minutes of a Planning Committee Meeting**
**held on Monday 23rd November 2026**
**at 7.15pm in Sandgate Parish Council**
**Offices/Library James Morris Court,**
**Sandgate High Street**

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Accordingly, under the Council's new Planning Scheme of Delegation, the Parish Council makes no adverse comment on the application and leaves the final determination to the Local Planning Authority's planning officers.

| 26/1435/FH | Ship Inn, 63-65, Sandgate High Street | Listed Building Consent for roof works (retrospective). | Comments and observations before 17/11/2026. |
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Sandgate Parish Council notes that this is a retrospective application for works undertaken to a Grade II listed building within the historic core of Sandgate. The Parish Council welcomes work done to listed heritage assets to maintain and improve their fabric whilst recognising the importance of ensuring that alterations to listed buildings are undertaken in a manner that preserves their special architectural and historic interest and .

The Council further notes that the application follows the completion of works which, given their extent, would ordinarily have benefitted from the appropriate listed building consent being obtained in advance. It is evident that the scope of the works undertaken has exceeded what might reasonably have been anticipated without formal consent having first been secured.

The supporting documentation does not acknowledge the circumstances that resulted in the need for retrospective consent, nor does it provide any commentary on how the completed works accord with the Sandgate Design Statement and the wider heritage objectives applicable to listed buildings within the parish.

Nevertheless, the Council has considered the application on its planning and heritage merits and has no objections to the application. The Local Planning Authority is requested to satisfy itself that the works preserve the special interest, character and appearance of the listed building and do not result in harm to the wider historic environment. Particular regard should be given to the suitability of materials, detailing and workmanship, having regard to the building's heritage significance.

**6. Update on Previous Planning Applications**

25/2278/FH 32 Radnor Cliff - Refused

**7. Correspondence**

There was no correspondence to report.

**8. Information**

It was noted that the bins at The Ship Inn remained unsightly and that there had been some discussion with Cllr Tim Prater about providing some screening. Cllr Prater would discuss this with the owners again.

**9. Date of the Next Planning Committee Meeting**

The date of the next meeting was to be confirmed.

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**Signed by the Planning Committee Chairman:** _____

**Date:** _____