SANDGATE PARISH COUNCIL
Minutes of a meeting of the Finance Committee held on Monday on 19th October 2026 at 7:05pm

Present
Chairman: **Cllr Guy Valentine-Neale**
Councillors: **Hazel Barrett, Tim Prater and Michael Fitch**
Clerk: **Chani Sanger**

These minutes will be deemed to be a correct record of the meeting only when approved and signed at the next meeting.

1. Apologies for Absence

Apologies for absence were received from Cllr Horton.

2. Declarations of Interest

Cllr Prater declared an Other Significant Interest in relation to Y19/0257/FH (Item 4)

3. Minutes of the Previous Meeting

The minutes of the meeting held on 12 October 2026 had been circulated prior to the meeting. The Committee resolved to accept the minutes as a correct record and authorise Cllr Valentine-Neale to sign.

Proposed: Cllr Fitch
Seconded: Cllr Barrett
Approved by all present

4. Planning Applications for Discussion

26/1635/FH	Napier Barracks, The Stadium, Aldridge Road, Folkestone	Application for the approval of Reserved Matters for 121 dwellings (access, appearance, landscaping, layout & scale) for phase 2 of outline planning permission Y14/0300/SH.	**Objection** Proposed: Cllr Prater Seconded: Cllr Valentine-Neale Agreed unanimously
It was noted that originally the application had outlined 188 dwellings which comprised 140 private dwellings and 48 affordable dwellings. The application being considered was now for 121 dwellings, which included all provision for affordable housing removed. Justification from the developer centered around finances and the commercial viability of delivering affordable homes. The Committee noted that the developer had committed to additional landscaping, including the planting of trees which is welcome. The Committee noted that it seems common practice for developers to claim that a project is not commercially viable if it includes affordable dwellings. It was further noted that the developer has completed and published a viability study which outlined at point 8.1 that even			

without affordable dwellings the project was facing a deficit of £4.4m. The inclusion of affordable dwellings would see the deficit increase to approximately £8m. The Committee noted that the project is therefore already non-viable and if the foreseen deficit of £4.4m is acceptable why is £8m unacceptable? In addition, the committee noted that there had been no negotiation on the reduction of affordable dwellings, the number had gone straight to zero. It was noted that a nearby development had seen FHDC purchase 44 units for affordable housing and that those dwellings were now being lived in. The committee objects on the basis that the revised application is substantially different to the original application with the removal of all affordable a significant material consideration which should be fatal to this application.			
26/1622/FH	Pinehurst, Radnor Cliff Crescent	Installation of Hazel Hurdle fence behind front boundary wall	**No objection** Proposed: Cllr Valentine-Neale Seconded: Cllr Prater Agreed unanimously
It was noted that the site falls within the Conservation Area. The Design and Access Statement showed examples of similar fencing already in situ. The committee had no objection to the proposed works.			
Y19/0257/FH	Otterpool Park LLP	Outline application, with all matters reserved, for a comprehensive residential led mixed use development comprising: Up to 8,500 residential homes including market and affordable homes; age restricted homes, assisted living homes, extra care facilities, care homes, sheltered housing and care villages; demolition of identified existing buildings; a range of community uses including primary and secondary schools, health centres and nursery facilities; retail and related uses; leisure facilities; business and commercial uses; open space and public realm; new planting and landscaping, and ecological enhancement works; sustainable urban drainage systems; utility and energy facilities and infrastructure; waste and waste water infrastructure and management facilities; vehicular bridge links; undercroft, surface and multi-storey car parking; creation of new vehicular and pedestrian accesses into the site, and creation of a new vehicular, pedestrian and cycle network within the site; improvements to the existing highway and local road network; lighting; engineering	**No objection (with condition)** Proposed: Cllr Valentine-Neale Seconded: Cllr Fitch Agreed unanimously

		works, infrastructure and associated facilities; together with interim works or temporary structures required by the development and other associated works including temporary meanwhile uses.	

(Cllr Prater left the meeting for the duration of this item)

It was noted that the site is being styled as a 'Garden Town' and is due to include a large amount of green space with 8,500 dwellings. The wider scheme for Otterpool is already progressing through the planning stage and is not being considered as part of this application. This application sets out the aim to build 300 houses as an Early Homes Parcel in advance of the wider development to ease local housing needs. The committee noted that the proposal in of itself was not something to object to, however concerns were noted regarding the existing infrastructure in place to support an additional 300 dwellings.

It was noted that as part of the application, significant road improvements would be implemented concurrently to the building works. The Committee noted that they would be support this application subject to there being a specific condition to this effect.

(Cllr Prater rejoined the table at the conclusion of this item)

5. Update on Previous Planning Applications

There were no updates at this time.

6. Correspondence

There was no correspondence to report.

7. Information

It was noted that the site fencing mentioned previously at Military Road wooded escarpment has been reinstated.

8. Date of the Next Planning Committee Meeting: 26 October 2026

Signed: _____

Date: _____