



## **SANDGATE PARISH COUNCIL MEETING**

**Date: 17 April 2018 Time: 7.00pm**

**Venue: Sandgate Council and Library, Sandgate High Street.**

**To ALL MEMBERS OF SANDGATE PARISH COUNCIL**

**YOU ARE HEREBY SUMMONED to attend a Sandgate Council meeting on the date and at the time and place shown above. The meeting will be open to the press and public. *Sandgate Parish Clerk***

Public Questions and a short update from Sandgate's PCSO will take place before the start of the meeting. Twenty minutes have been set-aside for the public to ask questions of the Council. Each member of the public wishing to put a question will inform the Parish Clerk at the time of their arrival at the meeting and questions will be put accordingly. Speakers will be allowed a maximum of two minutes to put his or her question. The council will endeavour to answer any question put to it but may have to respond to the questioner at a later date or consider placing the matter on the agenda for the next meeting.

### **AGENDA**

- 1. Apologies for absence**
- 2. Declarations of Interest** Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Council's Code of Conduct and by the Localism Act 2011.
- 3. Minutes of the Parish Council meeting held on 20 March 2018 to be confirmed as a correct record and signed**
- 4. Chairman's opening remarks**
- 5. Chairman's correspondence**
- 6. Sandgate Design Statement: appendix A**  
To consider the attached.
- 7. Sandgate Woods and Martello Towers**  
RFO to give the Council an update on the position especially in respect of public consultation and "voting" options.
- 8. Sandgate Library Committee report (RB)**
- 9. Land Assets Management Sub-Committee report (JH/RB)**
- 10. 2017/18 Finance report and 2018/19 finance report (RFO)**
- 11. Finance Committee report (NB)**
- 12. Environment Committee report (MFS)**
- 13. Planning Committee report (GF)**
- 14. KALC report (GF)**
- 15. Information – to bring any other matters to the Council's attention**
- 16. Date of the next meeting – Tuesday 8 May 2018**
  - **Annual Parish meeting at 6.30 pm**
  - **Annual Parish Council meeting at 7 pm**

## **SANDGATE DESIGN STATEMENT: APPENDIX A BUILDINGS OF LOCAL INTEREST**

### **PREAMBLE**

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There are one hundred and nineteen (119) buildings (or 'designated heritage assets') in Sandgate village which are formally listed by Historic England. However there are many more buildings in Sandgate that make a positive contribution to the character and sense of place of Sandgate even though they do not meet the 'special' benchmark for Grade 1 or II listing. Their heritage value places them in the category of 'buildings of local interest', otherwise called 'non-designated heritage assets' or, more formally, in Folkestone and Hythe District Council's Places and Policies Local Plan (2016), as the 'Local List of Buildings and Sites of Architectural or Historic Interest'.

The importance of capturing all these buildings of local interest is recognised in the National Planning Policy Framework (NPPF) and their protection, though less than those heritage assets formally designated, can nonetheless be significant in the planning process.

The NPPF 12 'Conserving and Enhancing the Historic Environment' places a requirement on local authorities to produce a positive strategy in their Local Plan for the conservation and enjoyment of the historic environment. This includes both designated and non-designated heritage assets. Folkestone and Hythe District Council (FHDC) have taken this up in the Local Places and Policies Plan 2016 (currently in the last stage of consultation before examination by an Inspector) and the emerging Heritage Strategy 2017.

The LPPP lists a number of criteria for inclusion of local heritage assets and identifies that the District Heritage Strategy will confirm such heritage themes and criteria and that each asset must meet one of the proposed criteria.

Sandgate Parish Council and the Sandgate Society (the local civic society) jointly resolved that, given the exceptional heritage legacy in the village, a Local List should be produced. A joint working group has looked at the good practice of the (many) other local authorities in drawing up Local Lists and has referenced the Folkestone and Hythe District Places and Policies Local Plan (PPLP), October 2016 - currently out for final consultation before external examination by an Inspector- and the draft Heritage Strategy 2017.

Based on these sources this appendix includes

- Criteria for inclusion
- A protocol for including buildings in the Local List
- Development control – Appendix A to the Sandgate Design Statement 2018 as a 'material consideration'
- An on-line electronic register of local undesignated heritage assets (to be jointly held with the Kent Historic Environment Record)

### **CRITERIA FOR INCLUSION**

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To be included on the Local List, buildings must satisfy the criteria set out in the District Council's Places and Policies Local Plan (PPLP) and Heritage Strategy 2016 – draft - and the emerging Heritage Strategy 2018.

PPLP 2016 (Policy HE3) identifies the following criteria for inclusion:

**Historic Interest.** This can include:

- Association with a figure or event of significant local or national importance
- Buildings relating to traditional or historic 'industrial' processes.
- Age and use of distinctive local characteristics
- Archaeological importance

**Architectural and Artistic Interest** This can include:

- Buildings of high quality design, displaying good use of materials, architectural features and styles and distinctive local characteristics, which retain much of their original character.
- Designed by an architect or engineer of local or national importance
- Demonstration of good technological innovation
- Good quality modern architecture

**Social, Communal and Economic Value** This can include:

- Reflection of important aspects of the development of a settlement
- Demonstrating an important cultural role within the community
- Places which are perceived to be a source of local identity, distinctiveness, social interaction and coherence
- Demonstrating links to a significant local industry or trade.

**Townscape Character.** This can include:

- Provision of a key local or national landmark
- Significant townscape or aesthetic value
- Playing an integral role within a significant local vista or skyline
- Groupings of assets with a clear visual, design or historic relationship
- Part of a locally important designed landscape, park or garden
- Providing a good example of early local town planning.

In addition each asset is to be identified against a heritage theme with its significance using the draft themes in the FHDC draft Heritage Strategy 2017.

Much work has already been done on identifying and nominating buildings in the village worthy of local listing by a project group of the Sandgate Society. This list will be subjected to scrutiny using the processes and protocol in this appendix including consultation with the relevant homeowners. Further nominations over and above this baseline list can be made by any individual or group using the agreed nomination form included at the end of this appendix.

## **PROTOCOL FOR INCLUSION**

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### **Consultation**

If a building has been nominated for Local Listing, it is important to note the following:

- Inclusion on the Local List does not make a building a 'Listed Building' – it is a local designation only
- Nomination of a building does not mean it will definitely be included on the Local List
- The homeowner has an input into whether the building warrants inclusion or not
- No personal details or photographs will be contained on the Local List

The owner of every building considered for inclusion on the Local List is consulted after the receipt of a nomination. An owner has four weeks to comment **on** whether they think their building deserves inclusion on the Local List or not.

A conservation officer will be enlisted to make a professional assessment of the building's architectural or historic interest. The council will consider this professional report and the owner's comments against the details of the nomination before a recommendation is made for Local Listing.

It is important to remember that representations can only be considered in respect of whether the building is of local architectural or historic interest and the parish and district council cannot consider personal circumstances, or current or future development proposals.

## **DEVELOPMENT CONTROL**

Although local heritage assets are not afforded the same protection of those that are designated by Historic England, the NPPF does state that listing should be taken into account in determining planning applications and that they may be offered some level of protection by the local planning authority if they are on a formally adopted list of heritage assets.

FHDC has adopted Places and Policies Local Plan Policy HE3 to put this into effect.

Proposals for development affecting buildings or sites identified in the Local List of Buildings of Architectural or Historic Interest, or would meet that criteria, will be permitted where the particular characteristics that account for that designation are protected and conserved.

### **Planning applications**

The Sandgate Design Statement (rev 2018) has been endorsed by FHDC as a 'material consideration' in the planning application process.

This Appendix to the SDS has also been endorsed by FHDC as a 'material consideration' which means that planning applications in the village ALL have to demonstrate how they comply with the relevant Design Principles in the SDS. Where the building is locally listed the development will ALSO have to demonstrate how the proposed development will protect and conserve the particular characteristics that account for the designation.

### **Article 4 Direction**

Whilst there is no specific statutory protection for unlisted buildings outside of conservation areas, FHDC has a responsibility to make every effort within its powers to protect the historic environment. This can include, if it is appropriate, the serving of an 'Article 4(1) Direction' on a locally important building, that removes the permitted development rights (including demolition) granted by Article 3 of the General Permitted Development Order 1995. The council shall therefore, as far as possible, resist the loss or inappropriate development of any building identified as being of local architectural or historic interest, including the service of Article 4(1) Directions as and when appropriate.

### **Demolition**

FHDC will, as far as possible, resist the demolition of a building identified according to the above criteria as being of local architectural or historic interest.

When required, planning permission, or other relevant planning consents, will not normally be granted for the demolition of a building of local architectural or historic interest, unless clear and convincing evidence is given to show that it is beyond restoration or sensitive reuse, or is of insufficient architectural or historic interest to merit its retention over the proposed redevelopment.