



SANDGATE PARISH COUNCIL
Minutes of a PLANNING COMMITTEE MEETING
Held at 6.10 pm on 3rd December 2019

At Sandgate Parish Council Offices/Library
James Morris Court, Sandgate High Street, Sandgate

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

The meeting opened at 6.10 pm.  
 There were four members of the public present.

**Present: Chairman: Councillor Guy Valentine-Neale**  
**Councillors Michael Fitch, Tim Prater & Tracy Stephens**  
**Clerks: Simon Horton & Peter Savage**

1. **Apologies for absence:** Councillors Gary Fuller & Vanessa Reay
2. **Declarations of interest** – Councillor Guy Valentine-Neale declared an interest in application Y19/1150/FH as a neighbour to the applicant. He withdrew from the meeting and passed the Chair to Councillor Tim Prater
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday 19th November, having been previously circulated, were approved as a correct record and signed.  
**Proposed by: Councillor Tracy Stephens**  
**Seconded by: Councillor Tim Prater**  
**Agreed by all who had attended the meeting**

**4. Planning applications for discussion**

Cllr Valentine-Neale changed the order by which items were discussed to enable a member of the public to make comments regarding the application for Cliffside, Radnor Cliff. A resident had sent an email (see below in correspondence) not expecting to be able to attend the meeting.

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|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Y19/1265/FH                                                                                                                                | Encombe Lodge                      | Retrospective advert consent for a 'V' shaped advert advertising 36 newly built bespoke luxury apartments. Sign provides developer contact details and a small direction arrow to the site. The advert is not illuminated. | Received 12 <sup>th</sup> November 2019<br>Comments by 3 <sup>rd</sup> December 2019 <b>Objection For: 3 Against: 1 Abstentions: 0 Interest declared : 0</b>         |
| <b>Objection on the basis that this is a retrospective application for a sign that is very much out of keeping in a conservation area.</b> |                                    |                                                                                                                                                                                                                            |                                                                                                                                                                      |
| Y19/1150/FH                                                                                                                                | 6 Bybrook Field                    | Proposed first floor extension above existing garage to create a first floor bedroom and ensuite                                                                                                                           | Received 11 <sup>th</sup> November 2019<br>Comments by 2 <sup>nd</sup> December 2019<br>No Objection For: 3<br>Against: 0<br>Abstentions: 0<br>Interest declared : 1 |
| Y19/1276/FH                                                                                                                                | The Golden Arrow 89 Enbrook Valley | External works for installation of a covered pergola, 5 garden pods and replacement of existing fences.                                                                                                                    | Received 14 <sup>th</sup> November 2019<br>Comments by 5 <sup>th</sup> December 2019<br>No Objection For: 4<br>Against: 0<br>Abstentions: 0                          |

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|                                                                                                                                                                                                                                                                                                                                                          |                          |                                                                                       | Interest declared : 0                                                                                                                                                                                                                  |
| Y19 1274/FH                                                                                                                                                                                                                                                                                                                                              | Cliffside Radnor Cliff   | Erection of a single two storey detached dwelling                                     | Received 18 <sup>th</sup> November 2019<br>Comments by 9 <sup>th</sup> December 2019<br><b>Objection</b><br><b>For: 3 Against: 0</b><br><b>Abstentions: 1</b><br><b>Interest declared : 0</b>                                          |
| <b>Y19/1274/FH - Object</b><br><b>SDS 4: The proposed development neither preserves or enhances the conservation area</b><br><b>SDS 9: The application is an overdevelopment of the site contrary to the aims of preventing intensification of development on the village escarpments</b>                                                                |                          |                                                                                       |                                                                                                                                                                                                                                        |
| Y19/1217/FH                                                                                                                                                                                                                                                                                                                                              | The Mount The Riviera    | Erection of a two storey residential dwelling following demolition of existing garage | Received 21 <sup>st</sup> November 2019<br>Comments by 12 <sup>th</sup> December<br><b>Objection</b><br><b>For: 4 Against: 0</b><br><b>Abstentions: 0</b><br><b>Interest declared : 0</b>                                              |
| <b>Y19/1217/FH - Object</b><br><b>SDS 4: The proposed development neither preserves or enhances the conservation area</b><br><b>SDS 9: The proposed change from a garage to a detached residential building is a significant overdevelopment of the site contrary to the aim of preventing intensification of development on the village escarpments</b> |                          |                                                                                       |                                                                                                                                                                                                                                        |
| Y19/1338/FH                                                                                                                                                                                                                                                                                                                                              | 12 The Acers             | Crown reduction of a Field Maple and a Malus subject of TPO No 02 of 2010             | Received 21 <sup>st</sup> November 2019<br>Comments by 12 <sup>th</sup> December 2019<br>No objection, subject to the views of FHDC tree officer.<br><b>For: 4 Against: 0</b><br><b>Abstentions: 0</b><br><b>Interest declared : 0</b> |
| Y19/1291/FH                                                                                                                                                                                                                                                                                                                                              | 120 Sandgate High Street | Works to trees situated within a conservation area to fell two palms                  | Received 26 <sup>th</sup> November 2019<br>Comments by 17 <sup>th</sup> December 2019<br>No objection, subject to the views of FHDC tree officer.<br><b>For: 4 Against: 0</b><br><b>Abstentions: 0</b><br><b>Interest declared : 0</b> |

## 5. Update on previous planning applications

Y18/1237/FH – Channel Rider Training Ross House – Approved with Conditions

Y19/0049/NMA 17 Sandgate High Street – Refused

Y19/1071/FH 13 Eversley Park - Approved with Conditions

Y19/1076/FH Encombe Lodge - Refused

## 6. Correspondence

Email received from Edward Rea:

From: Edward Rae,  
Application Y19/1274/FH  
Land Opposite Cliffside Radnor Cliff Crescent Folkestone Kent  
Thank you for your reply to my email to Ms Claw.

I regret very much that I will not be available to attend the meeting commencing at 6.10pm this evening at Sandgate Parish Council; a problem of double bookings I'm afraid.

It would have been helpful to hear the views of others attending the meeting and to have had the opportunity possibly to raise other points. I would ask please that my comment and concern set down in my email in para 1 to 7 inclusive be tabled as comment received by Parish Council, name and address mentioned if appropriate.

If it had been possible to attend and give comments the issues that I would have sought to see raised are as follows:

1. LVA Report. The album of photographs marked up and superimposed with commentary on the location of the site is most helpful. The absence of (dotted) block shape on many is not, however. A key aspect towards approval of the application may be, I trust, a full assessment of the visual impact. Absence of effort to portray the location of the dwelling from all direct views even those hidden by trees and shrubs is in my view regrettable. The standards quoted should be investigated for compliance made at this outstandingly attractive escarpment site. The impression given is of a low entry level and limited time spent.
2. DAS Report. The northern face of the dwelling facing Radnor Cliff Crescent is proposed to be continuous, some 16m long, and will be raised to a roof level above the beech hedge with relief provided horizontally at top. Architects will no doubt decide the detail, and although not qualified my view is that the dwelling will appear something of a sea-going container module and would be better arranged with breaks along the wall, similar recently built dwelling on Vicarage Road.
3. Planning Statement. Chapter 2. Site History (a) is quite wrong to state that there is no planning history associated with this site. Former owners of Cliff-Side made Outline Planning Application in early c.1990s. The application was refused. This is dim history for me now but the owners of 6, Radnor Cliff might wish to respond – I recall a concern at the time regarding the potential for slippage.

I would be grateful if this note could be tabled as comment received by Parish Council.

The setting of precedent via an approval of this application would be worrying, I trust, as it may lead to similar applications farther west on Radnor Cliff Crescent. Should it proceed I trust that it will be as single storey without exposure to Radnor Cliff Crescent

To complete circulation I shall email copy to Ms. Claw.

I trust you will enjoy the Parish Council Meeting.

Yours sincerely

Edward Rae

**7. Information:**

There was none

**8. Date of the next Planning Committee meeting – 7<sup>th</sup> January 2020 (time to be confirmed)**

The meeting ended at 7.05 pm.

Signed by the Planning Committee Chairman.....Date.....