



**SANDGATE PARISH COUNCIL**  
**Minutes of a PLANNING COMMITTEE MEETING**  
**Held at 6.30pm on 1<sup>st</sup> December 2020**  
**Online**

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

**Present:** Chairman Cllr Guy Valentine-Neale  
**Councillors** Michael Fitch, Tim Prater, Vanessa Reay, Tracy Stephens & Adrian Watts  
**Clerk:** Gaye Thomas

1. **Apologies for absence:** Cllrs Gary Fuller
2. **Declarations of interest :** there were none
3. **Minutes of the last meeting** – the minutes of the meeting held on Tuesday **17th November** having been previously circulated, were approved as a correct record and virtually signed.

**Proposed by:** Cllr Tim Prater  
**Seconded by:** Cllr Adrian Watts  
**Agreed by all**

**4. Planning applications for discussion**

|            |                             |                                                                                                                                                                                    |                                                                                                                                                                                             |
|------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20/1673/FH | Marine Point, Radnor Cliff, | Rolling consent to reduce a group of Holm Oaks situated within a conservation area to a height of 3 metres, to be undertaken once every two years for a maximum period of 10 years | Comments and observations before 04/12/2020<br>No Objection (subject to the views of the tree officer<br>For: 6 Against:0<br>Abstentions:0 Interest Declared:0                              |
| 20/1663/FH | 17 Eversley Park            | Erection of rear extension, incorporating extension of roof terrace.                                                                                                               | Comments and observations before 03/12/2020<br>No Objection<br>For: 6 Against:0<br>Abstentions:0 Interest Declared:0                                                                        |
| 20/1689/FH | 9 Eversley Way, Folkestone  | Demolition and replacement of porch and rear single storey extension, including re-roofing                                                                                         | Comments and observations before 05/12/2020<br>No Objection<br>For: 6 Against:0<br>Abstentions:0 Interest Declared:0<br>We are, however, disappointed that no reference was made to the SDS |
| 20/1738/FH | Tamarisk, The Undercliff,   | Re-pollard to previous pollard points of two Sycamores subject of Tree Preservation Order No 3 of 1973                                                                             | Comments and observations before 09/12/2020<br>No Objection (subject to the views of the tree officer<br>For: 6 Against:0<br>Abstentions:0 Interest Declared:0                              |

|                    |                               |                                                                                                                                                                                                               |                                                                                                                                                                |
|--------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20/1750/FH/<br>TCA | Cliffe House,<br>Radnor Cliff | Works to trees situated within a conservation comprising of: Pine (T1) overall crown reduction by 1 metre and removal of one 100mm diameter branch on east side; Pine (T2) overall crown reduction by 1 metre | Comments and observations before 09/12/2020<br>No Objection (subject to the views of the tree officer<br>For: 6 Against:0<br>Abstentions:0 Interest Declared:0 |
|--------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|

**5. Update on previous planning applications**

|            |                                        |                                                                                                                                           |
|------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 20/0405/FH | Sandgate Esplanade                     | Approved with Conditions ( <i>it was noted that SPC felt the response from Kent Highways regarding this application was not helpful</i> ) |
| 20/1287/FH | White Cottage, 4 Granville Road East – | Approved with Conditions                                                                                                                  |
| 20/1458/FH | Well House Nursing Home -              | Approved with Conditions                                                                                                                  |
| 20/1538/FH | Varne- The Undercliffe –               | No Objections                                                                                                                             |

- 6. **Correspondence** It was noted that there was a re-consultation following the submission of additional details for Y19/0558/FH Land adjoining Sir John Moore Barracks Military Road. Six councillors agreed that they would like to discuss this application at the next planning committee meeting. The clerk confirmed that an agreement for a late submission of comments had been reached by FHDC.
- 7. **Permitted Development-** It was noted that a briefing note had been prepared by the Chairman and circulated regarding Permitted development, Lawful development and the government’s White Paper ‘Planning for the Future’ and was available on the website under the section concerned with ‘Planning applications’ and is appended below.
- 8. **Information-** None at this time
- 9. **Date of the next Planning Committee meeting 1<sup>st</sup> December 2020.**

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

Appendix 1

**Permitted Development**

**Permitted development rights allow householders to improve and extend their homes without the need to apply for planning permission where that would be out of proportion with the impact of works carried out.**

**There are important exceptions/limits to this right, in particular:**

- a) **Property which is listed or within a conservation area or subject to an Article 4 Direction (which disappplies development rights to an area or specific properties eg local listed heritage assets) do not have development rights**
- b) **Extent of the works which are categorised by a ‘Class’ for example Class A – rear and side extensions, Class B – roofs and so on with each class of works having limits to extent of such works, for example**

**Class A**

**‘as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)’**

**Class B**

**‘the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse’**

**The link below provides more detailed advice relating to each of the classes of development work and how the classes overlap.**

**[Permitted development rights for householders: technical guidance - GOV.UK \(www.gov.uk\)](http://www.gov.uk)**

## **Certificate of Lawful Development**

There are 2 types of lawful development certificate. A local planning authority can grant a certificate confirming that:

(a) an existing use of land, or some operational development, or some activity being carried out in breach of a planning condition, is lawful for planning purposes under [section 191 of the Town and Country Planning Act 1990](#); or

(b) a proposed use of buildings or other land, or some operations proposed to be carried out in, on, over or under land, would be lawful for planning purposes under [section 192 of the Town and Country Planning Act 1990](#).

Certificates are usually applied for where a change of use or a development has been or is to be undertaken and the applicant wants certainty as to its lawfulness eg when selling a property or to prevent enforcement action.

There is no statutory requirement on the local planning authority to consult third parties including parish councils or neighbours. It may, however, be reasonable for a local planning authority to seek evidence from these sources, if there is good reason to believe they may possess relevant information about the content of a specific application.

[Lawful development certificates - GOV.UK \(www.gov.uk\)](#)

### **‘Planning for the Future’**

The government’s White Paper was published in August 2020 with consultation now ended.

Amongst the proposed major changes to increase home building is a proposal to significantly ‘widen and change the nature of permitted development, so that it enables popular and replicable forms of development to be approved easily and quickly, helping to support ‘gentle intensification’ of our towns and cities, but in accordance with important design principles’. The proposals for permitted development include upward development and demolition/rebuilding ‘enabling increased densities’. (see Proposal 14)

[Planning for the future \(publishing.service.gov.uk\)](#)

GVN\1/12/20