



**SANDGATE PARISH COUNCIL**  
**Minutes of a **PLANNING** COMMITTEE MEETING**  
**Held on 17th July 2023 at 6.30pm**  
**At Sandgate Parish Council Offices/Library**  
**James Morris Court, Sandgate High Street,**

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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

**Present:** Chairman Cllr Guy Valentine-Neale  
**Councillors:** Hazel Barrett, Peter Hickman, Simon Horton and Tim Prater  
**Clerk:** Julie Tugwood

1. **Apologies for absence:** Cllr Rosa Morris, Cllr Michael Fitch
2. **Declarations of interest:** Cllr Simon Horton non pecuniary interest in 23/0889/FH,  
 Cllr Guy Valentine-Neale non pecuniary interest in 23/0834/FH and Cllrs Tim Prater and  
 Guy Valentine-Neale non pecuniary interest in 23/1008/FH
3. **Minutes of the last meeting** – The minutes of the meeting held on 19<sup>th</sup> June 2023 having been  
 previously circulated, were approved as a correct record and signed by the chair.  
**Proposed by:** Cllr Simon Horton  
**Seconded by:** Cllr Peter Hickman  
**Agreed by all**

**4. Planning applications for discussion**

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| <b>23/0834/F<br/>H</b>                                                                                                                           | <b>Xebec, 19a<br/>Temeraire<br/>Heights,<br/>Sandgate,<br/>CT20 3TL</b> | <b>Creation of new entrance, new external covered<br/>terrace, replace upper storey 'lookout tower', insert<br/>dormer window to rear, part garage conversion,<br/>replacement windows/doors, 8 photovoltaic panels to<br/>garden.</b> | <b>comments and<br/>observations before<br/>11/07/2023<br/>No objection<br/>For :5 Against :0<br/>Interest decl: 1<br/>Abstention:0</b> |
| <b>We do not object to this application subject to:</b>                                                                                          |                                                                         |                                                                                                                                                                                                                                        |                                                                                                                                         |
| <ul style="list-style-type: none"> <li>• Resolution of the issue raised by a neighbour regarding the site boundary adjacent to garage</li> </ul> |                                                                         |                                                                                                                                                                                                                                        |                                                                                                                                         |
| <b>23/0897/F<br/>H</b>                                                                                                                           | <b>Grafton<br/>Cottage,<br/>Sandgate<br/>Esplanade</b>                  | <b>Rear extension</b>                                                                                                                                                                                                                  | <b>Comments before<br/>25/07/ 2023,<br/>No objection<br/>For:5 Against:0<br/>Interest decl:0<br/>Abstention:0</b>                       |
| <b>23/0960/F<br/>H</b>                                                                                                                           | <b>Grafton<br/>Cottage,<br/>Sandgate<br/>Esplanade</b>                  | <b>Listed Building Consent for a rear extension</b>                                                                                                                                                                                    | <b>Comments before<br/>25/07/23<br/>No objection<br/>For 5 Against0<br/>Interest:0<br/>Abstention:0</b>                                 |

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| 23/1008/F<br>H                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Grafton<br>Cottage,<br>Sandgate<br>Esplanade                                       | Listed Building Consent for replacement of windows.                                                                                                                          | Comments before<br>03/08/ 2023,<br>No objection<br>For:5 Against:0<br>Interest decl:2<br>Abstention:0    |
| <p>We do not object to this application subject to:</p> <ul style="list-style-type: none"> <li>to the expert views of the conservation officer regarding the detail of the new windows viz a viz the existing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                    |                                                                                                                                                                              |                                                                                                          |
| 23/0928/F<br>H                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 12<br>Wilberforce<br>Road,<br>Sandgate                                             | Single storey glass canopy to the rear elevation of the property.                                                                                                            | Comments before<br>01/08/ 2023,<br>No objection<br>For:5 Against:0<br>Interest decl:0<br>Abstention:0    |
| 23/1012/F<br>H                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Land<br>Opposite 8,<br>Walmer<br>Way                                               | Demolition of the existing garages and the provision of 8 new dwellinghouses (Use Class C3), with associated parking spaces and landscaping.                                 | Comments before<br>28/07/2023,<br><b>Objection</b><br>For:5 Against:0<br>Interest decl:0<br>Abstention:0 |
| <p><b>We object to this application on the grounds of:</b></p> <ul style="list-style-type: none"> <li><b>that this is an open space providing play facilities (which it is true has been neglected by the owner, the applicant) and contributes to the ‘distinctive open-plan style’ of the Enbrook Valley Character Area, as identified in the Sandgate Design Statement 2020</b></li> <li><b>the open space includes a mature tree, which is subject to Tree Preservation Order, which is not referenced in the application despite being at the centre of the proposed development</b></li> <li><b>the proposed eight dwellings are an overdevelopment of the site resulting in an unacceptable density with only a small pocket of green space (the PC would, in principle, be supportive of an application which is restricted (mainly) to the footprint of the dilapidated garages, which would retain most of the area of open space)</b></li> <li><b>concerns regarding drainage (after the removal of the natural drainage of the open space) and the provision of only limited parking</b></li> </ul> |                                                                                    |                                                                                                                                                                              |                                                                                                          |
| 23/0889/F<br>H                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Attersee,<br>47E<br>Enbrook<br>Valley,                                             | Replacement of hedge with a 2m x 17m fence.                                                                                                                                  | Comments before<br>31/07/2023,<br>No objection<br>For:5 Against:0<br>Interest decl:1<br>Abstention:0     |
| <p>We do not object to this application but regret the loss of green shrubbery which enhances the streetscene and supports wildlife</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                    |                                                                                                                                                                              |                                                                                                          |
| KCC/FH/<br>0084/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Veolia<br>Environmental Ltd<br>Waste<br>Transfer<br>Station,<br>Ross Way<br>Depot, | Section 73 application to vary condition 2 of planning permission SH/16/803 to amend the permitted hours for tipping street cleansing arisings (i.e. bagged litterbin waste) | Comments before<br>29/06/2023,<br>No objection<br>For:5 Against:0<br>Interest decl:0<br>Abstention:0     |

**5. Update on previous planning applications**

23/0256/FH

100 Sandgate High St

Approved with conditions

23/0637/FH

57 Radnor Cliff

Approved with conditions

**6. Correspondence:** No correspondence

**7. Information:** Cllr Guy Valentine-Neale attended the district council planning meeting on 11<sup>th</sup> July and spoke against the Racquet Court application for demolition of ancillary buildings on the Burgoyne site. It was noted that the district council approved the application.

**8. Date of the next Planning Committee meeting TBC**

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