



SANDGATE PARISH COUNCIL
Draft Minutes of a **PLANNING COMMITTEE MEETING**
Held on Monday 18th March 2024 at 7.05pm
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.

**Chair:** Cllr Guy Valentine-Neale  
**Councillors:** Susan Claris, Simon Horton, Michael Fitch and Tim Prater

1. **Apologies for absence:** None
2. **Declarations of interest:** Simon Horton declared a non-pecuniary interest in application 23/1660/FH
3. **Minutes of the last meeting** – the minutes of the meeting held on **11th March 2024** having been previously circulated, were approved as a correct record and signed by the chair at the end of the meeting.  
**Proposed by:** Cllr Simon Horton  
**Seconded by:** Cllr Susan Claris  
**Agreed by all.**

**4. Planning applications for discussion**

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| <b>24/0179/FH</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Flat 2. Riviera Court</b>       | <b>Proposed external balcony.</b> | <b>Comments and observations before 04/04/2024</b><br><br><b>Object</b><br><b>For: 4</b><br><b>Against: 1</b><br><b>Interest declared: 0</b><br><b>Abstention: 0</b>       |
| <b>The addition of a balcony to a single apartment in a block which does not have similarly designed balconies would be incongruous and undermine the aesthetics of the block as a whole. The proposed balcony would also negatively impact on the conservation area and the setting of the adjacent Grade II listed building (The Ship).</b>                                                                                                              |                                    |                                   |                                                                                                                                                                            |
| <b>23/1660/FH</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>2 Chichester Road, Sandgate</b> | <b>Detached single dwelling.</b>  | <b>Comments and observations before 26/03/2024</b><br><br><b>No Objection</b><br><b>For: 5</b><br><b>Against: 0</b><br><b>Interest declared: 1</b><br><b>Abstention: 0</b> |
| <b>It was noted that the applicant has already been granted permission for an extension but is seeking permission for a separate dwelling. Sandgate Parish Council did not previously object, the applicants have provided further information which helps to strengthen the overall application. It was also noted that smaller and more affordable dwellings (like that proposed) could be a desirable addition to the housing stock in the village.</b> |                                    |                                   |                                                                                                                                                                            |

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24/0259/FH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2 Encombe,<br>Sandgate | Replacement of chalet bungalow with<br>two-storey dwelling | <b>Comments and observations before 03/04/2024</b><br><br><b>No Objection</b><br><b>For: 5</b><br><b>Against: 0</b><br><b>Interest declared: 0</b><br><b>Abstention:0</b> |
| <b>It was noted that Sandgate Parish Council did not previously object but that the Planning Officer had refused the application. To address the issues for refusal the applicant has reduced the massing and the ridge height of the replacement dwelling, mitigating the impact on the amenity of the adjacent property. It was noted that the applicants had recycled the Soil Stability Report and that any approval should be subject to an updated Soil Stability Report being produced.</b> |                        |                                                            |                                                                                                                                                                           |

**5. Update on previous planning applications:**

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|------------|-----------------------------|-------------------------|
| 23/2074/FH | Westerleys, Helena Corniche | Withdrawn               |
| 22/1710/FH | 72 Sandgate High Street     | Approve with Conditions |
| 23/2063/FH | 6 Wellington Place,         | Approve with Conditions |
| 23/2077/FH | 5 The Corniche,             | Refused                 |

**6. Correspondence:** None

**7. Information –** None

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

Meeting closed at 19:45

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