



**SANDGATE PARISH COUNCIL**  
**Minutes of a **PLANNING** COMMITTEE MEETING**  
**Held on Monday 15<sup>th</sup> July 2024**  
**At Sandgate Parish Council Offices/Library**  
**James Morris Court, Sandgate High Street**

~~~~~  
 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:** Hazel Barrett, Simon Horton, Susan Claris, Peter Hickman and Tim Prater

1. **Apologies for absence Cllr Nicola South**
2. **Declarations of interest:** There were none
3. **Minutes of the last meeting** – the minutes of the meeting held on **8<sup>th</sup> July 2024** having been previously circulated, were approved as a correct record and signed by the chair following the meeting.  
**Proposed by: Cllr Peter Hickman**  
**Seconded by: Cllr Simon Horton**  
**Agreed by all.**
4. **Planning applications for discussion**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>24/1024/FH</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>78 Sandgate High Street</b> | <b>Prior Notification for determination as to whether prior approval is required for the proposed change of use from Commercial, Business and Service (Use Class E) to a mixed use including two flats in part of the first, second and third floor levels (Use Class C3) under Schedule 2, Part 3, Class G of the Town &amp; country Planning (General Permitted Development) (England) Order 2015 (as amended)</b> | <b>Comments and observations before 08/08/2024<br/>No Objection<br/>For: 6<br/>Against: 0<br/>Int Dcl'd: 0<br/>Abs: 0</b>  |
| <p><b>It was noted that a similar application had previously been received and that application had been rejected due to there being no flood risk assessment. This application shows no changes to the front external facade so does not impact on the streetscene in the conservation area. There is no loss of shop space as the ground floor is currently an office. In principle it is desirable to convert redundant office space in the upper floors into living accommodation.</b></p> <p><b>Comment: No objection but will defer to the planning department as to whether it is permitted development.</b></p> |                                |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                            |
| <b>24/0985/FH</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>8 Oxenden Road</b>          | <b>Conversion of existing garage, reconstruction of patio entry/front extension and construction of full width gabled single storey rear extension</b>                                                                                                                                                                                                                                                               | <b>Comments and observations before 08/08/2024<br/>No Objection:<br/>For: 6<br/>Against: 0<br/>Int Dcl'd: 0<br/>Abs: 0</b> |

It was noted that garages in Oxenden Road are not particularly well used as they are too small for modern cars and therefore this application should not result in additional off-street parking. Indeed, other garages in this road have been converted. It was noted that the proposed changes would bring the property edge around one metre closer to the neighbouring property but there are currently no neighbour comments on the planning portal.

Noted that the application contained no reference to the Sandgate Design Statement.

Comment: No objection in principle but application contains no soil stability report: the parish council would like to such a report on all planning applications that are proposed for the escarpments in Sandgate.

|            |                                                            |                                                                                                                                                                          |                                                                                                       |
|------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 24/0980/FH | Burgoyne,<br>Phase 2C<br>South,<br>Shorncliffe<br>Garrison | Reserved matters application for 48 dwellings, together with associated accesses, landscaping, infrastructure and earthworks pursuant to outline application Y14/0300/FH | Comments and observations before 23/07/2024<br>Object<br>For: 6<br>Against:<br>Int Dcl'd: 0<br>Abs: 0 |
|------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|

Sandgate Parish Council notes that Taylor Wimpy informally presented their planning application to the planning committee a few weeks before this formal application, inviting feedback on the application. The committee engaged with the developer at their request giving detailed comments on the application, none of which have been addressed in a revised application (and were unlikely to be given the developer's timescale for submitting their application), raising the question as to whether this was meaningful consultation.

Those comments were and remain our grounds for objection and are as follows:

**Heritage assets**

Given the failure of the same developer to provide a suitable setting for the grade II listed Sir John Moore Library in an earlier phase resulting in harm to a heritage asset by 'hiding' it away from sight behind new builds, the three identified heritage assets in this phase should have a setting which enhances their visual and historical significance.

In this respect the committee does not approve of the location of the proposed 9 building plots 896-904, to the bottom left-hand side of the site bordering the bend on West Road. In locating these proposed houses here the sight lines into the development of the racquet court in particular are compromised and are further damaging to the setting of the racquet court by butting up new builds to its western elevation.

The setting of the racquet court is improved by the proposed piazza to the front elevation ie south and to the east by the spacing of the adjacent properties and this is therefore welcomed. However, to reduce the harm to the setting of this heritage caused by the identified building plots, the committee would like to see the proposed green space to the south west (bottom right) of the site reconfigured to provide suitably orientated units for building plots 896-904 and that the currently proposed site for these plots becomes a similarly sized green space. The benefits of this switch are that the visual presence of heritage assets on the site would be maximised as there would now be sight lines from both the north and the west, with the many visitors to the adjacent Shorncliffe Military Cemetery experiencing this visual connection, combined with a historical reference to the neighbouring Scheduled Ancient Monument, the Redoubt.

Aside from these observations/ specific suggestion, the committee is of the view that overall the proposed layout does not make the best use of the site and does not provide the views across the site that would highlight its military heritage.

**Transport**

The committee notes that the road adjoining the site, West Road, will require traffic calming

measures with visually impactful egress to the site.  
A public transport bus stop will also be required for this and the Napier site.

**Sandgate Design Statement**

This is large development with three heritage assets, so it is disappointing that there is a passing reference to this local design document only, which would have informed the developer, specifically Sandgate Design Statement Planning Principle 7, as to what the local community considers appropriate and desirable development in the village.

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

|                |                                  |                         |
|----------------|----------------------------------|-------------------------|
| 24/0566/FH     | Folkestone Rowing Club, CT20 3AN | Approve with conditions |
| 24/0988/FH/NMA | 3 Chichester Road, CT20 3BN      | Refused                 |
| 24/1003/FH/NMA | Grafton Cottage, CT20 3DP        | Refused                 |

**6. Correspondence:** An email was received from the Sandgate Society regarding application 24/0834/FH, which was considered as part of the deliberative process.

**7. Information** – None at this time.

**8. Date of the next Planning Committee meeting** – 22<sup>nd</sup> July 2024

Meeting closed at 19:45

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