



SANDGATE PARISH COUNCIL
Minutes of a **PLANNING COMMITTEE MEETING**
Held at 6.30 pm on Tuesday 21 November 2017

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

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 6.30 pm.

There were six members of the public present.

Present: Chairman **Councillor Gary Fuller**
 Councillors Robert Bliss, Michael Fitch (from application
 Y17/1393/SH onwards), Tim Prater, Nabin Siwa, Guy Valentine-Neale,
 Kurt Stephens and Adrian Watts
 P Savage

Clerk

1. **Apologies for absence:** Councillor Nina Bliss
2. **Declarations of interest** – all members declared a non pecuniary interest in application Y17/1393/SH as they knew the applicant and the agent.
3. **Minutes of the last meeting** – the minutes of the meeting held on 31 October 2017, having been previously circulated, were approved as a correct record and signed.
Proposed by: Councillor Kurt Stephens
Seconded by: Councillor Guy Valentine-Neale
Agreed by all who had attended the meeting

4. Planning applications for discussion

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| Y17/1105/SH | 29 Radnor Cliff | Erection of second floor extension and roof terrace AMENDED PLANS | Object For: 7: Against: 0 Abstention: 0 |
| Reasons: 1. The application is not compliant with Sandgate Design Statement 1; 2. The roof height is excessive in relation to surrounding buildings; 3. The impact on residents, especially having regard to conservation area, in terms of privacy, light, massing and proximity of boundary; 4. The differences between the 2014 application and the current one which is much bigger and closer; 5. The property, as evidenced by Pevsner and others, makes a positive impact in its current design to the conservation area. | | | |
| Y17/1393/SH | Lee Most House Radnor Cliff Crescent | Works to six Holm Oak trees situated within a conversation area comprising: cut back to trunk the lower limbs facing Lee Most House (all trees) and 2 metre overall crown reduction of T2 and T4 only | Received 1st November 2017 Comments by 22nd November 2017 No objection For: 8 Against: 0 Abstention: 0 Subject to the views of the tree officer |
| Y17/1370/SH | 17 Sandgate High Street | Change of use of ground floor and basement from retail (Class A1) to self-contained flat and associated alterations to the facade, together with installation of a rear dormer and other external alterations in connection with alterations to internal layout of existing upper floor | Received 1st November 2017 Comments by 22nd November 2017 |

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| | | flats, and installation of weatherboarding. | Objection For: 8 Against: 0 Abstention: 0 |
| Reasons: there is a high demand for commercial properties in Sandgate High Street. Every property that is marketed is let within weeks. There are no vacant properties in the High Street that have been properly marketed. Reports from SDC officers that Sandgate High Street is in any way struggling are wrong and need to be corrected as a matter of urgency. SDC's own emerging local plan would give the High Street some protected status and we therefore urge SDC to respect that emerging policy and to refuse this application. Should this application be approved there would be three residential properties in a row on the High Street which would be in contravention of the emerging policy. The owners have failed to market the property as a viable commercial business. | | | |
| Y17/1194/SH | Flat 3 East Cliff House Radnor Cliff | Felling of a pine tree subject of tree preservation order no 11 of 2014 | Received 6th November 2017 Comments by 27th November 2017 Objection For: 8 Against: 0 Abstention: 0 |

5. Update on previous planning applications

Y17/0096/NMC: Land adjoining 20 Encombe: approved with informatives

6. Correspondence

Email from resident in respect of Sandy Lane trenches: noted that KCC heritage officer had been informed and had advised that no action would be taken by Taylor/Wimpey without his prior consent.
Email from resident about Saga premises licence: noted.

7. Information

8. Date of the next Planning Committee meeting – 5 December (time to be confirmed)

The meeting ended at 7.14 pm.

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