

Minutes of a meeting of the Sandwich Town Council Planning Committee held on 13th February 2020, in the Council Chamber, Guildhall, Sandwich, at 6pm.

Present: Councillors: **JE Franklin (the Mayor, in the Chair)**
DR Friend
AK Heaven
MJ Lintott

Non-voting Members: **Miss M Beardmore**
Mr J Hennessy
Mr S Leith
Mr C Wiles

Officer: **Mrs A Hollobon-Baxter**

01.02.20 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Ms Felton (family commitment, Cllr Holloway (work commitment) and Cllr P Carter (work commitment).

02.02.20 DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER SIGNIFICANT INTERESTS

Cllr Heaven declared interest in 20/00109 as he knows the owners.
C Wile declared an interest in 20/00109 as he lives on this street.

03.02.20 PUBLIC RIGHT TO SPEAK

No requests to speak were received.

04.02.20 PLANNING APPLICATIONS

(i) 20/00109 | Erection of canopy with posts over front door and painting of bricks white to elevations | Hermitage House Loop Street Sandwich CT13 9HE

RESOLUTION: Recommend refusal as the proposal is not in keeping with the rest of the street, the proposed materials to be used are not in keeping within conservation area; it is very unique and not in keeping proposal. Cllr Heaven did not vote.

(ii) 19/01349 | Front elevation: replace 1st floor obscure glazing within central window. Remove SVP. Rear elevation: replace ground floor dining room window with French doors. Insert SVP. Part rebuild rear single storey addition with replacement slate roof, walls, weatherboarding and floor construction. Internal works include: Replace floor joists to dining room. Remove load bearing wall between kitchen & dining room. Joists replaced and insulation inserted within lounge, entrance hall and study . Remove first floor door, partition and bathroom to form enlarged landing. Insert partition to divide rear 1st floor bedroom to create en-suite and separate bathroom. Insert a new opening between the front 1st floor bedroom and new en-suite. Insert partition and door to rear 1st floor bedroom to form lobby. Replace lintel internally above window in front bedroom. | 49 New Street Sandwich CT13 9BB

RESOLUTION: To raise no objections.

(iii) 19/01569 | Change of use and conversion of existing ground

floor retail unit (A1) for residential use (C3), and associated internal and external alterations (re-advertisement) | No.12/12A Delf Street And No. 3 Delf Mews Sandwich CT13 9BZ

RESOLUTION: Refuse due to policy DM 24 rural shops and pubs; it's loss would harm the economy and social viability of the community. National Planning framework should frame shopping centers. This property is integral to the town center. Should DDC be minded to grant permission to owner/leasee they should be made have to have to maintain the existing shop frontage.

(iv) 19/01570 | Conversion of ground floor retail unit to residential use. Works include: Remove ground floor shop front and form new fenestration with 2no windows and 1no new access door with surround to front elevation. Existing front door replaced including new door surround. Front elevation to be re rendered. Remove and insert new partitions to form accommodation. Remove columns, internal steps and panelling to former shop. Insert new columns, structural beam and stairs. Remove ground floor cupboard. Form new openings. Reinstate ground floor living room and first floor bedroom fireplaces. | No.12/12A Delf Street And No. 3 Delf Mews Sandwich CT13 9BZ

RESOLUTION: Refuse due to policy DM 24 rural shops and pubs; it's loss would harm the economy and social viability of the community. National Planning framework should frame shopping centers. This property is integral to the town center. Should DDC be minded to grant permission to owner/leasee they should be made have to have to maintain the existing shop frontage.

(v) 20/00055 | Internal alterations to second floor including: insert new partition to form ensuite shower room. Relocate fitted cupboard within bedroom. Conversion of attic to form bedroom/study removing internal wall linings & replace with new insulation & linings between existing rafters. Insert new stud partitions to form new store space and maintenance access within attic. | Richborough House 7 Bowling Street Sandwich CT13 9HA. It was noted that this application was a Councillor of Sandwich Town Council however it was considered as any other application would be considered, on its own merits.

RESOLUTION: To raise no objections.

(vi) 20/00097 | Variation of Condition 1 (approved plans) and 3 (materials-external walls) of planning permission DOV/18/01280 (application under Section 73) | Villa 13 Church Street St Mary Sandwich CT13 9HL

RESOLUTION: To raise no objections.

(vii) 20/00076 | Variation of Condition 2 of planning permission DOV/19/00837 (approved plans) to allow installation of additional windows in the roof (application under Section 73) | The Market Place Surgery Cattle Market Sandwich Kent CT13 9ET. It was noted that Sandwich Town Council is the sole Trustee of Sandwich Toll Bridge Fund, which owns the land on which this development is proposed.

RESOLUTION: To raise no objections.

(viii) 20/00099 | Re-position boiler flue vent to rear roof | 13 Church Street St Clements Sandwich CT13 9EH

RESOLUTION: To raise no objections.

(ix) 20/00056 | Erection of first floor and two storey side extensions, single storey rear extension, insertion of door to side elevation and 2no.

windows to rear first floor elevation | 69 Dover Road Sandwich CT13 0BX

RESOLUTION: To raise no objections

(x) 20/00063 | Erection of two storey and single storey side extensions, first floor rear extension and insertion of two windows to first floor | 37 Cattle Market Sandwich CT13 9AP

RESOLUTION: To recommend refusal as the proposed roof line is unacceptable, would prefer that it matches. The proposal is not in keeping with the street scene or heritage assets. Removing the gap within the terrace block in a conservation area would be detrimental.

05.02.20 PLANNING DECISIONS

The following planning decision was reported:

(i) 19/01257 | Change of use and conversion of workshop to dwellinghouse (Use Class C3) | The Press On The Lake Ramsgate Road Sandwich Kent CT13 9ND | Granted permission

(ii) CON/19/00741/G | 7 - Biodiversity protection | Car Park D Spitfire Way Discovery Park Sandwich Kent | Condition approved

(iii) 19/01454 | Fell four beech, two cherries and one poplar | Land On The South East Side Of Dover Road Sandwich CT13 0DD

06.02.20 CORRESPONDENCE

Members considered whether any further representation was required in respect of application:

“19/00848 | Erection of a detached dwelling (Existing bungalow to be demolished) | The Haven Deal Road Sandwich CT13 0BU”

Following an appeal against the decision to refuse the application by the planning authority. The Committee had previously resolved *“to recommend refusal due to 1) the impact on the street scene, the proposal being incongruous to the surroundings, 2) the overshadowing/loss of outlook, loss of sunlight and loss of privacy that will affect the neighbours, and 3) the size of the proposal not being suitable for the plot. The developer should engage with the neighbours on a suitable plan for this site.”* (Sandwich Town Council Planning Committee Meeting of 15/08/19)

RESOLUTION: This application was given further consideration and recommended to raise an objection as per minutes from January.

07.02.20 DATE AND TIME OF NEXT MEETING

Thursday 19th March at 6pm

Summary of actions from Planning Committee Meeting of 13th February 2020:

Minutes	Action	Member/Officer to complete	Update/record of completion
04.02.20	Log consultee comments on DDC website for 11 planning applications.	LF	

Retention of Rural Shops and Pubs

1.76 Rural shops and pubs are of great importance to the economic and social well-being of rural communities and are factors in determining the position of a settlement in the Settlement Hierarchy. The loss of these facilities can be a severe blow to the local community.

1.77 When applications are submitted for the change of use of a rural shop or pub account will be taken of its importance to the community that it serves and the range of other facilities and services that would remain. Permission for alternative uses will not be given if the community would be left without any local shops or facilities, or the range would be seriously diminished, unless the applicant has established that a shop or pub use is no longer commercially viable.

1.78 The Council will have regard to the way in which the shop or pub has been managed. The Council's study into rural shops found that viability issues were often closely related to management techniques and a failure to keep up with competitors. The Council will also wish to see that adequate and genuine attempts have been made to market the premises for shop or pub use, as appropriate, but have failed to produce a viable offer. Marketing should be through an appropriate agent and for a period of time that fully tests demand having regard to the buoyancy of prevailing market conditions.

Policy DM 24

Retention of Rural Shops and Pubs

Planning permission will only be granted for the change of use of a rural shop or pub if its loss would not harm the economic and social viability of the community that it serves or, if such harm would occur, it has been adequately demonstrated that the use is no longer commercially viable and genuine and adequate attempts to market the premises for retail purposes or as a pub (as appropriate) have failed.