

Minutes of a meeting of the Sandwich Town Council Planning Committee held remotely on 16th July 2020 at 6pm.

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

Non-voting Members: Mr J Hennessy
Mr S Leith

Officer: Miss L Fidler

14.07.20 APOLOGIES FOR ABSENCE

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

15.07.20 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.

16.07.20 PUBLIC RIGHT TO SPEAK

No requests to speak were received.

17.07.20 PLANNING APPLICATIONS

- (i)** 20/00664 | Display of 5x internally illuminated fascia signs, 1x internally illuminated monolith sign and 17x uplights with blue illumination | Travelodge Sandwich Spitfire Way Discovery Park Sandwich Kent CT13 9FR
RESOLUTION: To positively support this proposal and raise no objections.
- (ii)** 20/00690 | Insert roof light | 27 High Street Sandwich CT13 9EB
RESOLUTION: To recommend approval
- (iii)** 20/00707 | Reserved Matters application for Site Preparation Works for a phase of development in accordance with Condition 6 pursuant to outline permission DOV/14/00058 (change of use of some existing buildings (from B1 to use classes B2, B8, Sui Generis (Energy and D1 uses); the provision of new commercial (use classes: A3/4, B1, B2, B8, C1, D1 and Sui Generis) and residential (use class:C3) development; associated site preparation/enabling, infrastructure, and landscaping works; and provision of car parking (with some matters reserved)), and approval of conditions 45, 46, 47, 52, 53, 54, 55 and 56 for that phase of development | Land North Of Montagu Road Montagu Road Discovery Park Sandwich Kent
RESOLUTION: To raise no objections.
- (iv)** 20/00689 | Removal and replacement of roof light incorporating balcony | 27 High Street Sandwich CT13 9EB
RESOLUTION: To recommend approval.

- (v) 20/00638 | Internal alterations to part of staircase to remove winders and form landing and steps. Infill bed 1 door opening. | No.12/12A Delf Street And No. 3 Delf Mews Sandwich CT13 9BZ
RESOLUTION: To recommend refusal, as this proposal will add to the erosion of the commercial footprint in the town. Commercial space must be maintained, as per 1.76 – 1.78 of the DDC’s Adopted Core Strategy.
- (vi) 20/00659 | Replacement front door, insertion of 5no. inline roof vents, painted brickwork to front elevation, replace and paint facisa, all timber surfaces to be painted in Off Black | Strand Cottage 34 Bowling Street Sandwich CT13 9EY
RESOLUTION: To recommend approval, the proposal is an improvement on the existing.

18.07.20 PLANNING DECISIONS
 No decisions to report.

19.07.20 CORRESPONDENCE

Members consider whether any further representation is required in respect of application: 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.

The applicant had appealed against the decision by DDC to refuse the application on the grounds that:

“The variation of condition 1 (approved plans) and condition 3 (materials- external walls), to allow the extension to be clad in vertical naturally weathered oak cladding would, if permitted, lead to unacceptable harm which would fail to preserve the character and appearance of the Conservation Area, contrary to Paragraph 193 of the National Planning Policy Framework 2019 and Paragraphs 52 and 56 of the National Design Guide 2019.”

The application was considered by the Planning Committee of Sandwich Town Council on the 13th February 2020 and it was resolved to raise no objections.

RESOLUTION: No further representation is required; there are still no objections.

20.07.20 DATE AND TIME OF NEXT MEETING
 13th August at 6pm to be held remotely.

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

Minutes	Action	Member/Officer to complete	Update/record of completion
17.07.20	Log consultee comments on DDC website for 6 planning applications.	LF	17.07.20

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.