

THE PARISH COUNCIL OF ST MARGARET'S-AT-CLIFFE

The Ordinary Monthly Meeting of the above Parish Council is convened for MONDAY 11th OCTOBER 2021 at St Margaret's Village Hall). The meeting proper will commence at 7pm with public participation for 15 minutes from 6.45 pm.

The meetings are fully open for members of the public at the Hall.

(Members of the public can join the meeting remotely should they wish - link below).

<https://www.stmargaretspc.co.uk/parish-council/meetings/agendas/>

1. Confirmation of the Minutes of the Parish Council meeting held 13th September 2021.
2. Declarations of interest.
3. Reports from County and District Councillors, together with any Community Warden / PCSO reports.
4. St Margarets Bay Conservation Group - presentation and request for funding re Character Appraisal.

[Character Appraisal for St Margarets Bay- proposal copy.docx](#)

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Planning

- a) Update and current position re Glebe Field planning application 21/00936. Follow up on exhibition 19th September + proposed way forward, and proposal re letter to Keith Harrison, Action with Communities in Rural Kent.
 - b) To consider current planning applications (per attached list) and to note decisions deferred to Clerk since September meeting,
 - c) White Cliffs planning proposal - ratify further planning response submission to DDC.
 - d) Cllr Fielding - consideration of issues re planning application 21/00455.
6. **Clerk's report**, including matters arriving from the previous meeting.
 7. **South Foreland Valley** - Cllr Newton update + decision re legal costs on transfer of land from the

estate of Mrs J Thorne .

8. **Finance :-**

- (a) To consider any quotations received re Play Area resurfacing / King George V Field Wall.
- (b) Confirmation of payments since September meeting. [Payments and balances for Oct2021.pdf](#)
- (c) Consideration of quotations re fencing for Reach Road Pond. [Webb20210922_18334819.pdf](#)
[Vurley20210909_15270191.pdf](#)
- (d) Consideration of quotation re tree works at Chapel Lane Pond. [DATreeSurgeons.pdf](#)
- (e) Consideration of Bradleys quote re land transfer. [Parish Council Quote - 29 09 21 Bradleys.pdf](#)

9 **Correspondence received.** [Correspondence list for October 2021 meeting:-](#)

10. **Councillor reports**, to include:-

- (a) Cllr Fielding / Cllr George Simcox re CCTV system (Alexander Pavilion).
- (b) Cllr George Simcox - (1) Christmas Lights Update; (2) Queen's Jubilee 2022 - (3) Torchlight procession; (4) Village Fete / Festival
- (c) Cllr Fielding re the Gridlock Group.
- (d) Cllr Harris re bench request.

11. **Village Maintenance and Matters affecting the Parish:-**

- a) Playing Field Inspection.
- b) Defibrillators.
- c) Parish Council badges / logo.
- d) Civic Cemetery - fees / liaison with Registrar.

12. **Information received since last meeting.** Anything raised to be added to next meeting agenda.

Monday 4th October 2021

Jane Cook
Clerk to the Parish Council

Planning applications

The following applications delegated to Clerk for decisions to be noted :-

- | | | |
|----------|--|------------------------------|
| 21/01330 | Erection of lean-to extension for livestock -
Barn rear of 7 Millfield | No objections |
| 21/00317 | Erection of a three-storey detached building to incorporate 5no. self-contained flats; erection of two-storey and single storey rear extensions to existing 12no. terraces, insertion of 2no. dormer windows and alterations to fenestration (existing single storey rear extensions to be demolished). Erection of single storey rear extension to existing boathouse with alterations to fenestration. Reconfiguration of internal access road, relocation of parking area, 8no. additional parking spaces and associated landscaping (Readvertisement, amended drawings) -
Coastguard Cottages, Bay Hill | Strongly object per attached |

New applications

- | | | |
|----------|--|--|
| 21/01380 | Erection of rear dormer roof extension with high level glazing and front gable roof extension with glass balustrade balcony
The Leazes, 17 Salisbury Road | |
| 21/01404 | Erection of front dormer roof extension
Kestrel, Nelson Park Road | |
| 21/01387 | Erection of single storey front extension
Longacre, Station Road | |
| 21/01385 | Erection of two storey side extension with rear juliette balcony and part demolition of boundary wall to facilitate off-road parking (existing garage to be demolished)
Little Kitlands, 11 Lighthouse Road | |
| 21/01264 | Conversion of detached garage to ancillary annex accommodation including the erection of side dormer window, extension of first floor terrace and alterations to windows and doors
White Cliff Cottage, The Front | |
| 21/01402 | Erection of detached dwelling (existing dwelling to be demolished)
The Edge, Bay Hill | |
| 21/01456 | Erection of a detached dwelling (existing dwelling to be demolished)
Waihora, 33 Salisbury Road | |
| 21/01460 | Erection of a detached dwelling, detached garage and associated parking (existing garage to be demolished and 6 no. trees to be removed)
Michaelmas Convent Close | |

- 21/01489 Erection of a single storey front extension and alterations to boundary wall
Meadow View, Collingwood Road
- 21/01506 Erection of first floor extension and alterations to roof
South Goodwin House, 69 Granville Road

Objection to revised application 21/00317 The Parish Council notes the amendments to the original application but the objections submitted to the original application remain in place. The changes to the design of the new building do not address any Parish Council concerns. We still hold that the design is discordant with the heritage asset. It does not respond positively to the local context in terms of form and scale. It does not contribute to the significance of the historic terrace or the character of the local Conservation Area and has no mitigating public benefit for this community. The fundamental issue is the existence of the new building itself and the consequent need to transfer the car park to the garden area below the Coastguard Cottages. We can see no reason to add this building and cause harm to the valued open space in the CA. According to Bay Trust published accounts the site was sold for £1.35million. This works out at an average of just over £100,000 per dwelling. When refurbished these dwellings can expect to sell at well over double that figure given this is a prime site facing the South Foreland Valley, the Heritage Coast and the English Channel. Even with the added costs of refurbishment this will be a viable project without any additional building. We object specifically to the location of a large car park in the sloping open space of the garden. This is a tranquil area in the CA which will be harmed by the introduction of noise and pollution from vehicles. The proposal therefore is not compliant with NPPF paragraph 180. The placement of a car park in this open space would not contribute positively to the setting of the heritage asset or the local character of the Conservation Area and there is no public benefit to offset the visual harm it causes. It is consequently not compliant with NPPF paragraphs 185 a) and c), 192, 195 and 200. As the site is bordered by the Heritage Coast and AONB the proposal is also potentially at variance with Dover policies DM15 and DM16. The lower garden is currently an ideal recreation space for residents and children of residents but a large car park here will make it potentially dangerous and mean that unsupervised use by young children would be a significant risk. Moreover the siting of the car park is impractical for residents who would be required to walk uphill and some distance to dwellings located at the southern end of the terrace. Fine in the good weather but difficult in bad weather in this very exposed site. There is a real possibility that some residents would ignore this car park and just park close to their dwellings, as will delivery drivers. The plans indicate 20 car park spaces but this is inadequate for the number of dwellings in the terrace and the proposed new build. But of course an even larger car park would be even more harmful. It is difficult to find any ground to support this part of the application. The existing car park at the end of the terrace is in the best place it could be and should be retained to preserve the integrity of the site of the listed building. In its earlier statement of objections to 21/00317 and 21/00318 the Parish Council noted the relevance of application 19/01489 which sought to build on the land bordering the Coastguard Cottages site. It was for three 2 storey houses. It was refused by the DDC planning officer who stated : “the proposal would cause harm to the visual quality of the street scenes and the prevailing character and appearance of the conservation area.” She then referred to the proximity of the site to the listed building and stated : “The introduction of the buildings causes less

than substantial harm to the open setting of the designated asset.... Weighing against the proposal are the impacts upon the open appearance of the rear of the site, the views of the AONB, the setting of the listed building, and the failure of the scheme to assimilate with the visual quality of the street scene and the need to preserve or enhance the character or appearance of the conservation area. As such, the proposal has not taken into account the constraints to development on the site.” It is clear from this, that even though the proposed housing is separated from the Coastguard Cottages by open space, it can still have a harmful impact on the heritage asset. The Appeal Inspector provided even stronger reasons for refusing the application saying it would be : “a discordant development within the context of this CA”. He notes : “The significance of this designated heritage asset is the historic interest of the Coastguard Cottages and the garden that belonged to it. Looking at the present-day situation this setting is still readily discernible, and corresponding to this, is of historic significance.....This encroachment of built development would be detrimental to both the character and appearance of the setting of the Listed cottages, as well as their special interest, and therefore the proposed development would be harmful to their significance”. In view of these statements, about development that is near but not on the Coastguard Cottages site, it is difficult to see how any large 3 storey construction right next to the listed building and the placement of a commercial style car park within the garden of the historic site, can be permitted if the NPPF and District planning policies are consistently applied. The Parish Council does not object to the 21/00318 proposed improvements to the interiors of the Coastguard Cottages but has concerns about changes to the rear of the properties. They do not enhance the appearance of the heritage asset. We also note that in the Design and Access Statement measures to minimise carbon emissions and promote renewable energy and reduce impact on climate change do not form an integral part of the design solutions. There appears to be little evidence that sustainability measures and opportunities to improve energy efficiency of the building have been incorporated, despite the fact that some of the cottages have EPC ratings below the legal threshold for renting.