

Minutes of a meeting of the Sandwich Town Council Planning Committee held within the Council Chamber, Guildhall on 9th March 2022 at 6.30pm.

Present: **Councillors: P Carter (in the Chair)**
 A Fox
 JE Franklin
 K Heaven
 H Sampson

Non-voting Members: **Cllr DR Friend, Mr J Hennessy and Mr C Wiles**

Minute Taker: **Cllr H Sampson**

Mayor unable to attend, Cllr Carter elected Chairman of the meeting.

01.03.22 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr P Graeme, Mayor (family commitment), and Mr J Sneller and Ms Warden.

02.03.22 DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER SIGNIFICANT INTERESTS

Cllr Sampson declared an interest in Item 5(x) as he is an employee for a company based at Discovery Park. Cllr Friend later declared an interest in Item 5(xvii) after realising he knows the applicant and left the room during the discussion of that item.

03.03.22 PUBLIC RIGHT TO SPEAK

A 15-minute session is set aside at this stage of the meeting to enable members of the public to speak. (Written notice of the desire to exercise the right to speak, and of the topic to be addressed, must be given to the Town Clerk prior to 9am on the Friday before the meeting). There were no requests to speak.

04.03.22 TREE WORKS

Mr Wragg, of Dover District Council Parks and Open Spaces, briefed the committee verbally about Tree Works within the town. Queries from several members of the committee. Details below: Cllr Carter asked about notifications about Tree Works in the conservation area. Mr Wragg commented there is not legal requirement for DDC to notify STC when they are submitted. There is also an administrative burden and if this was the case DDC would have to do it for every Parish council in the area. Gov.uk website flow chart for notice of works to trees in a conservation area. Cllr Heaven asked Mr Wragg why DDC was the only District Council in Kent that does not notify local towns and Parishes, and what point DDC would get to doing this. Mr Wragg was unsure if every District provides

this but will go and see what others are doing. The initial application would also not include the full information. Will go away and chat to the Planning team and Tree Officer.

Cllr Fox asked about local upset with some trees which had been removed recently, particularly a Yew Tree by the Bowls Club. Mr Wragg replied 'the tree has since regenerated, and the work was required.' Cllr Fox's point was about staying ahead of the game in terms of consulting with residents.

Mr Wiles had similar question about Fellowship Walk and the public dismay from it. Asked about the paperwork trail and application process. Mr Wragg couldn't comment on the exact situation but would look at how it was applied for. Highlighted Planning Enforcement were called at the time of the incident and attended the site as soon as they could.

Cllr Franklin was concerned over the perceived lack of enforcement and no prosecution. Wragg didn't have the relevant documentation for the cases JF talked about (New Street) but will check up on them. They don't have a large team of Enforcers who can be everywhere at once. They also require evidence when a situation occurs to enable prosecution. JF also asked about the case of dangerous trees and how to report. Wragg said to notify DDC of dangerous trees.

Cllr Sampson thanked Mr Wragg for attending.

Cllr Fox asked if Google Maps can be used as evidence. Wragg could not answer if that could be counted as evidence in court. Most important evidence is when they are caught in the act.

05.03.22 PLANNING APPLICATIONS (application plans and papers may be viewed via the Dover District Council website – use of a computer in the Council office is possible by arrangement)

- (i) Ref. No: 22/00181
Location: 1 St Georges Lees Sandwich CT13 9JS
Proposal: Erection of a single storey rear extension with material changes to front elevation (existing conservatory to be demolished)
Resolution: Recommend approval

- (ii) Ref No: 22/00056
Location: 63-65 The Kings Arms Strand Street Sandwich CT13 9HN
Proposal: Single storey rear extension to form extended kitchen store & wash up. Ground floor internal alterations include: New fixed screen to bar wash-up area. Replace door to office. Insert folding doors to dining area. Remove partition and form new opening to kitchen. Convert existing store building into drying room including insertion of extraction unit
Resolution: Recommend approval w/caveat about extraction fan meets with environmental health standards. Taken on block with item (iii).

- (iii) Ref No: 22/00055
Location: 63-65 The Kings Arms Strand Street Sandwich CT13 9HN
Proposal: Erection of single storey rear extension, reinstate main entrance door, bin store enclosure, conversion of outbuilding to kitchen storage, extraction fan to drying area, repainting of external walls and replacement external lighting (existing shed to be demolished)
Resolution: Recommend approval w/caveat about extraction fan meets with environmental health standards. Taken on block with item (ii).
- (iv) Ref No: 22/00137
Location: 80 Strand Street Sandwich CT13 9HX
Proposal: Remove ground floor loadbearing wall inserting 1st floor supporting post. Remove chimney breast from ground floor reception room
Resolution: Recommend approval
- (v) Ref. No: 22/00147
Location: 2-4 New Street Sandwich CT13 9AB
Proposal: Display of 2no. non-illuminated fascia signs and 1no. non-illuminated projecting sign (retrospective)
Resolution: Recommend approval with the caveat that DDC write to the applicant about retrospective planning
- (vi) Ref No: 22/00171
Location: Unit 3 The White Mill Ash Road Sandwich Kent CT13 9JB
Proposal: Variation of condition 2 (approved plans) to allow alteration to roller shutter doors of planning permission DOV/21/00621 (application under Section 73) Formation of 2no. openings and installation of roller shutter doors to south elevation to create 2no. car bays and extension of front hardstanding
Resolution: Recommend approval
- (vii) Ref. No: 22/00130
Location: The Old Dutch House 62 King Street Sandwich CT13 9BL
Remove ground floor rear porch and rear side lean-to structure and replacement with new to include 1st floor rear side extension to accommodate new staircase including new partitions. Remove single storey rear utility addition and replace with single storey linked kitchen extension. Remove and insert new partitions to form 1st floor ensuites and to facilitate part loft conversion to form new ensuite to 2nd floor. Rear SW elevation replace ground floor window in new position and replace 1st & 2nd floor windows. Removal of paint finish to front elevation, repair of brickwork & redecoration.

Resolution: Recommend approval

- (viii) Ref. No: 22/00129
Location: The Old Dutch House 62 King Street Sandwich CT13 9BL
Erection of ground floor and first floor rear extensions.
Reinstatement of ground floor rear window and replacement windows (existing rear porch, lean-to and single storey structure to be removed)

Resolution: Recommend approval

- (ix) Ref. No: 22/00124
Location: Casa Mia Johns Green Sandwich CT13 0DE
Erection of front porch, replacement windows and doors, two storey side and single storey rear extensions (existing side extension and chimney to be demolished)

Resolution: Recommend approval

- (x) Ref. No: 22/00180
Location: Innovation House Innovation Way Discovery Park Sandwich CT13 9FF
Proposal: Erection of new 2.4m high security fencing

Resolution: Recommend approval

- (xi) Ref. No: 22/00195
Location: Guildhall Cattle Market Sandwich CT13 9AH
Proposal: Variation of Condition 2 (approved plans) of planning permission DOV/18/00312 to allow amendments (application under Section 73) (for the erection of bus shelter, replacement paving and street furniture, external lighting and associated landscaping)

Resolution: Recommend approval

- (xii) Ref. No: 21/01801
Location: The Kings Head 9 Church Street St Mary Sandwich CT13 9HH
Proposal: Replace 2no front elevation ground floor tripartite windows. Replace 2no door & frame to rear elevation. Replace 1no casement window to side elevation.

Resolution: Recommend approval

Council is asked to note that DDC have been asked to correct the name. Should read The Kings Arms.

- (xiii) Ref. No: 22/00148
Location: 138 Dover Road Sandwich CT13 0DD
Proposal: Erection of single storey front and rear extensions and two storey side extension (existing conservatory to be demolished)

Resolution: Recommend approval

- (ix) Ref. No: 22/00229
Location: 4 Delf Street Sandwich CT13 9BZ
Proposal: Display of 2no. non illuminated applied lettering signs
Resolution: Recommend approval
- (x) Ref No: 22/00228
Location: 6 St Peters Street, Sandwich, CT13 9BW
Proposal: Change of use to a single residential dwelling (Use class C3) with the erection of a single storey rear extension and replacement windows and door
Resolution: Recommend rejection for the unacceptable loss of commercial space in the town
- (xi) Ref No: 22/00212
Location: Land Adjacent, 21 Johns Green, Sandwich, CT13 0DE
Proposal: Erection of a detached dwelling, bin store, boundary wall, new vehicular access and parking (existing front wall to be demolished)
Cllr Friend left the chamber after realising he knows the applicant.
Resolution: Recommend approval. AF Abstaining.
- (xii) Ref No: 2200294
Location: Garages Opposite 19, Bowling Street, Sandwich
Proposal: Overall crown reduction by up to 3 metres of two Beech (T1 and T2) and raise lower canopy of T2 to provide 2 metres clearance over adjoining garage, both subject of Tree Preservation Order No 1967/6
Cllr Friend re-enters the chamber.
Resolution: Recommend approval

06.03.22 ENFORCEMENT

To consider any enforcement notices and issues received from Dover District Council.

Cllr Carter asked Cllr Friend for an update on the M Waite Garage porta cabins.

Cllr Friend stated that the Investigating Officer attended the site and established that the portacabins that have been stacked is considered to be development that has been carried out without the benefit of planning permission. Having consulted with the Heritage Team the landowner has been advised to site both portacabins at ground level and to apply for planning permission to retain them. If this is not done by 4 April 2022 then the Investigating Officer will consider the next appropriate steps to resolve the breach of planning control. A further update will be provided after 4 April 2022.

07.03.22 DECISIONS

The committee noted the Dover District Council planning decisions which had been emailed to committee as and when received.

08.03.22 **DATE AND TIME OF NEXT MEETING**
Wednesday 13th April 2022 at 6.30pm.