

Sandwich Town Council Planning Committee Meeting



Agenda

Chair: Cllr C Wiles
 Councillors: P Carter, J Franklin, P Graeme, K Heaven, D Marie, M Moorhouse and M Pennington, A Fox
 Co-optees: Mr J Hennessy (History Society), Mrs J Summerhayes (Town Team) and Chamber of Commerce
 Observer: Dover District Councillor D Friend

Councillors, Members and Guest Representatives are hereby summoned to attend a Planning Committee Meeting in the Council Chamber, Guildhall on Wednesday 15th March at 18:30 to transact the business on the agenda below.

A Nigol, Acting Town Clerk
 Date: 10.03.23

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| 1 | Chair's opening remarks: | |
| 2 | Apologies for absence received: | |
| 3 | Declarations of interest: To receive any declarations of disclosable pecuniary interests from Members in respect of business to be transacted on the agenda. | |
| 4 | Minutes of the Planning Committee: To note the Minutes of the Planning Committee held on 15th February 2023 and to consider any matters arising from those minutes not covered elsewhere in this Agenda. | Attach 1 |
| 5 | Minutes of the Extraordinary Planning Committee: To note the Minutes of the Extraordinary Planning Committee held on 9th March 2023 and to consider any matters arising from those minutes not covered elsewhere in this Agenda. | Attach 2 |
| 5 | Public Participation: A 15-minute session is set aside for members of the public to make representations at the meeting in respect of the business on the agenda. Individual representations should not exceed 3 minutes. (Written notice of the desire to exercise the right to speak, together with the topic to be addressed, must be given to the Chief Executive Officer prior to 9:00 on the Monday preceding the meeting). | |
| 6 | Planning Applications: Application plans and papers can be viewed via the Dover District Council website. a) Ref: 23/00098 Location: 76A Strand Street, Sandwich, CT13 9HX Proposal: Erection of side roof dormer roof extension and insertion of Juliette balcony | |


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| | <p>b) Ref: 22/00666 Location: Unit 3 , The White Mill , Ash Road, Sandwich Proposal: Erection of a single storey rear extension (existing extension to be demolished)</p> <p>c) Ref: 23/00183 Location: Whitefriars , 34 New Street, Sandwich, CT13 9AB Proposal: Demolition & re-build of existing chimney stack</p> <p>d) Ref: 23/00182 Location: Whitefriars , 34 New Street, Sandwich, CT13 9AB Proposal: Replacement chimney stack</p> <p>e) Ref: 23/00167 Location: Mariners , Sandown Road, Sandwich, CT13 Proposal: Erection of a double garage</p> <p>f) Ref: 23/00215 Location: 6 St Georges Place, Sandwich, CT13 9LW Proposal: Raise canopy on to a height of 2 metres above ground level of one Larch, pollard two multi-stemmed Sycamores to approximately 5.5 metres and remove largest stem from T1, all the subject of Tree Preservation Order No 3 of 199</p> <p>g) Ref: 23/00232 Location: 54 New Street, Sandwich, CT13 9BB Proposal: Erection of outbuilding (retrospective)</p> <p>h) Ref: 23/00225 Location: Trees , St Georges Lees, Sandwich, CT13 9JS Proposal: Erection of two storey side extension, single storey rear extension and solar panels to front roofslope (existing garage to be demolished)</p> | |
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| 7 | <p>Planning Decisions: To receive and note latest decisions taken by Dover District Council on new Planning Applications.</p> | | | | |
| 23/00016 | 6 Woodland Way, Woodnesborough, Sandwich CT13 0NG | Erection of a rear extension, which would extend beyond the rear wall of the original house by 5.00m, for which the maximum height would be 2.90m, and for which the height of the eaves would be | 06/02/2023 | GEGPD | |

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| | | | 2.90m | | |
| 22/01164 | East Kent Car Road Company Waiting Room Cattle Market Sandwich CT13 9AE | Installation of bespoke secondary frameless glass doors | 09/02/2023 | GLBC | |
| 22/01606 | Land Between 47 And 49 New Street Sandwich CT13 9BB | Erection of a 2.5 metre high front boundary wall with piers, 1.5 metre internal fencing, relocation and erection of 1.8 metre high entrance gates, widening of existing driveway and relocation of street light | 08/02/2023 | GTD | |
| 21/01278/B | Condition 3 - Joinery details | 13 New Street Sandwich CT13 9AB | 17/02/2023 | COAPP | |
| 22/00724 | Railway Crossing Cottage Ash Road Sandwich CT13 9JB | Erection of a detached dwelling with associated parking (existing dwelling and outbuildings to be demolished) | 17/02/2023 | GTD | |
| 22/01100/A | Sandwich Bay Bird Observatory Guilford Road Sandwich Bay CT13 9PF | Non material minor amendment to approved application 22/01100 (Installation of 2no. air heat pump units to rear elevation, erection of 2m high fence and access gate (existing oil tank to be removed)) - to relocate heat pumps | 22/02/2023 | ANMA | |
| 22/01561 | 33 Whitefriars Meadow Sandwich CT13 9A | Erection of a single storey rear extension | 20/02/2023 | GTD | |
| CON/22/01022/A | Drove Farm Drainless Road Eastry Sandwich Kent CT13 0EA | Condition 3 - Samples of materials | 03/03/2023 | COAPP | |
| 22/01470 | 2 Montagu Road Discovery Park Sandwich CT13 9FA | Erection of side and rear extensions to existing building for E(g)(iii)/B2/B8 use, to include ancillary chiller and | 03/03/2023 | GTD | |

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| | | | plant buildings, hardsurfacing, additional parking, drainage and 3no. Substations | | | |
| 23/00021 | 20 New Street Sandwich CT13 9AB | | Removal of existing external paint/render finishes to front and rear. Alterations to front elevation: replacement of rainwater goods, insertion of new brick arch to 1st floor, replacement of ground floor window. Alterations to rear elevation: enlargement of existing opening and installation of new window and door, 2 no roof lights and replacement of 1 no window with double glazed unit. Replace dormer roof and cheeks with lead to include installation of insulation and membrane. Roof repairs. Removal of internal cement render finishes and replacement with breathable plaster finishes. New plaster ceiling and replacement of floor with limecrete all to ground floor. Introduction of mechanical ventilation to kitchen and bathroom. | 02/03/2023 | GLBC | |
| 23/00020 | 20 New Street Sandwich CT13 9AB | | Removal of existing external paint/render finishes to front and rear., replacement windows doors, insertion of 2no. rooflights to rear, replacement rainwater goods and lead-lined gutter, replacement rear | 02/03/2023 | GTD | |

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| | | | dormer roof material and cladding, installation of rear vent, existing window/door to be replaced with larger window/door to rear elevation | | | |
| 8 | Street Furniture Applications: To receive and consider any applications made to DDC in relation to a Street Furniture Consent Application under the Local Government (miscellaneous provisions) Act 1982. Please note none to consider at the time of issuing this agenda. | | | | | |
| 9 | Licensing: To consider any licensing notices and issues received from Dover District Council. Please note none to consider at the time of issuing this agenda. | | | | | |
| 10 | Enforcement: To consider any enforcement notices and issues received from Dover District Council. Please note none to consider at the time of issuing this agenda. | | | | | |
| 11 | Correspondence: To receive and consider correspondence relating to planning matters, including notification of appeals against refusal of Planning Applications. One to consider at the time of issuing this agenda. | | | | | Attach 3 |
| 12 | Verbal update from our Dover District Councillor on matters relating to planning. | | | | | |
| 13 | Date of next Planning Committee Meeting: Wednesday 19th April 2023 at 18:30 | | | | | |

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| <p>Minutes of Sandwich Town Council Planning Committee Meeting held in the Council Chamber on: Wednesday 15th February 2023 at 18:30</p> | |  |
| <p>Chair: Cllr C Wiles Councillors: P Carter, J Franklin, P Graeme, K Heaven, D Marie, M Moorhouse and M Pennington, A Fox Co-optee Members: Mr J Hennessy and Mrs J Summerhayes Observer: Dover District Councillor – Cllr Friend Officer: A Nigol</p> | | |
| P.02.23.1 | <p>Chair’s opening remarks: Cllr Wiles thanked everyone attending the meeting.</p> | |
| P.02.23.2 | <p>Apologies for absence received: Apologies were received from Cllr Marie , who had a work commitment. Cllr Fox (personal reason) and Mrs Summerhayes (personal reason). Cllr Franklin (family commitment)</p> | |
| P.02.23.3 | <p>Declarations of interest: There was one declaration of disclosable pecuniary interest from Members in respect of business to be transacted on the agenda. None.</p> | |
| P.02.23.4 | <p>Minutes of the Planning Committee: Minutes of the Planning Committee held on Wednesday 11th January 2023 were noted and approved. There were no matters arising from the minutes. Cllr Heaven arrived.</p> | |
| P.02.23.5 | <p>Public Participation: There were no requests to speak received.</p> | |
| P.02.23.6 | <p>Planning Applications: Application plans and papers can be viewed via the Dover District Council website.</p> <p>a) Ref: 23/00020</p> <p>Location: 20 New Street, Sandwich, CT13 9AB</p> <p>Proposal: Removal of existing external paint/render finishes to front and rear, replacement windows doors, insertion of 2no. rooflights to rear, replacement rainwater goods and lead-lined gutter, replacement rear dormer roof material and cladding, installation of rear vent, existing window/door to be replaced with larger window/door to rear elevation</p> <p>RECOMMENDATION: Strongly support this planning application.</p> | |

b) Ref: 23/00021

Location: 20 New Street, Sandwich, CT13 9AB

Proposal: Removal of existing external paint/render finishes to front and rear. Alterations to front elevation: replacement of rainwater goods, insertion of new brick arch to 1st floor, replacement of ground floor window. Alterations to rear elevation: enlargement of existing opening and installation of new window and door, 2 no roof lights and replacement of 1 no window with double glazed unit. Replace dormer roof and cheeks with lead to include installation of insulation and membrane. Roof repairs. Removal of internal cement render finishes and replacement with breathable plaster finishes. New plaster ceiling and replacement of floor with limecrete all to ground floor. Introduction of mechanical ventilation to kitchen and bathroom.

RECOMMENDATION: Strongly support this planning application.

c) Ref: 22/01686

Location: Skelmorlie, 1 Dover Road

Proposal: Erection of detached single storey garage with alterations to Driveway

RECOMMENDATION: Support this planning application subject to Voluntary Tree Wardens Comments.

d) Ref: 22/00724

Location: Railway Crossing Cottage, Ash Road, Sandwich, CT13 9JB

Proposal: Erection of a detached dwelling with associated parking (existing dwelling and outbuildings to be demolished)

RECOMMENDATION: Support this planning application subject to KCC conditions.

e) Ref: 23/00134

Location: 1 St Georges Place, Sandwich, CT13 9LW

Proposal: Pollard back to previous points one Holm Oak the subject of Tree Preservation Order No 3 of 199

RECOMMENDATION: Support this planning application.

f) Ref: 23/00073

Location: 13 Johns Green, Sandwich, CT13 0DE

Proposal: Erection of single storey and first floor rear extensions with Juliet balcony, relocation of door to ground floor side elevation, ground floor rear window to be enlarged and roof lantern in existing single storey roof.

RECOMMENDATION: Support this planning application.


g) Ref: 23/00053

Location: Thrums, 21 King Street, Sandwich, CT13 9BL

Proposal: Repaint external joinery. Replace pantiles with plain tiles to match the existing roof.

RECOMMENDATION: Strongly support this planning application.

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| P.02.23.7 | Planning Decisions: The most recent new Planning Decisions taken by Dover District Council were received and noted. | |
| P.02.23.8 | Street Furniture Applications: To receive and consider any applications made to DDC in relation to a Street Furniture Consent Application under the Local Government (miscellaneous provisions) Act 1982. No new applications have been received. | |
| P.02.23.9 | Licensing: To consider any licensing notices and issues received from Dover District Council. No new applications have been received. | |
| P.02.23.10 | Enforcement: To consider any enforcement notices and issues received from Dover District Council. No new enforcement notifications have been received. | |
| P.02.23.11 | Correspondence: To receive and consider correspondence relating to planning matters, including notification of appeals against refusal of Planning Applications. No new correspondence has been received. | |
| P.02.23.12 | Verbal update from our Dover District Councillor on matters relating to planning. Cllr Friend reminded the committee that DDC Housing Needs Survey runs until 7 th March 2023 | |
| P.02.23.13 | Date of next Planning Committee Meeting: Wednesday 15 th March 2023 18:30. Meeting closed at 18:45 | |

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| <p>Minutes of Sandwich Town Council Extraordinary Planning Committee Meeting held in the Council Chamber on: Wednesday 9th March 2023 at 18:30</p> | |  |
| <p>Chair: Cllr C Wiles Councillors: P Carter, J Franklin, P Graeme, K Heaven, D Marie, M Moorhouse and M Pennington, A Fox Co-optee Members: Mr J Hennessy and Mrs J Summerhayes Observer: Dover District Councillor – Cllr Friend Officer: A Nigol</p> | | |
| PE.01.23.1 | <p>Chair’s opening remarks: Chair thanked everyone attending the meeting and explained the reason of this extraordinary meeting. Cllr Graeme questioned whether this meeting was legal. Chair referred to the Standing order of Sandwich Town Council, The Chair of the Council may convene an extraordinary meeting of the Council at any time. The Chair of the subcommittee may also convene an extraordinary meeting. Because this application wasn’t discussed during the last meeting and it’s too late to discuss it during the next meeting, therefore it was necessary to call an extraordinary meeting. It was proposed by Cllr Carter and seconded by Cllr Pennington that Committee will proceed with the extraordinary meeting.</p> | |
| PE.01.23.2 | <p>Apologies for absence received: Apologies were received Cllr Marie, who had a work commitment, Cllr Heaven (personal reason), Cllr Fox (personal reason), Mr Hennessy (personal reason). Cllr Friend (unable to attend due to a short notice of the extraordinary meeting)</p> | |
| PE.01.23.3 | <p>Declarations of interest: There was one declaration of disclosable pecuniary interest from Members in respect of business to be transacted on the agenda. None.</p> | |
| PE.01.23.4 | <p>Public Participation: There were no requests to speak received.</p> | |
| PE.01.23.5 | <p>Planning Applications: Application plans and papers can be viewed via the Dover District Council website. a) Ref: 23/00046 Proposal: Change of use from C2 to C3.b (specialist supported living accommodation for adults) Location: Wayfarers , St Barts Road, Sandwich, CT13 0AW RECOMMENDATION: Strongly support this planning application with the proviso that the provider of specialist supported housing should be a registered provider of social housing, registered with the Regulator of Social Housing.</p> | |
| PE.01.23.6 | <p>Date of next Planning Committee Meeting: Wednesday 15th March 2023 18:30. Meeting closed at 18:45</p> | |

Attach 3

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| Report to Councillors and Members of: Sandwich Town Council Planning Committee |
| Meeting scheduled for 15th March 2023 |
| Report from: Officers |
| Date:10.03.2023 |
| Subject: Betteshanger Park Development |
| Classification: General |
| Purpose of report: Email from Friends of Betteshanger regarding the planning applications 22/01152 and 22/01158 Closing date for comments is 17th May 2023. |
| Content: It has come to our attention that you have not made any comment on the proposals for Betteshanger park which will drastically alter the character of both Deal and Sandwich. Friends of Betteshanger www.friendsofbetteshanger.co.uk , have been out canvassing your local residents who are very much opposed to any local development and supporting us by registering their objections on the DDC planning portal along with all the major NGO's including Natural England , CPRE, Chris Packham and other world renown ecologists and environmentalists. We urgently need your support. If we lose the park, a Tsunami of house building will follow and Deal and Sandwich will become one sprawling metropolis. See here for details: Quinn Estates has submitted plans to Dover district council to build a luxury Hotel and a Surfing Lagoon on Betteshanger Country Park, a haven for wildlife and a tranquil area for all to enjoy. THE LUXURY HOTEL will seriously disrupt an important area for bats and breeding birds, including Turtle Doves which have declined by 98% since 1970's THE SURFING LAGOON will be built over a rare Open Mosaic habitat, home to the second largest colony of Lizard Orchids in the UK. They are a protected species. At least 800 will be dug up if this goes ahead. Turtle Doves and skylarks are under threat. Rare invertebrates will lose vital habitat. Voice your opinions and Object to these 2 proposals Object to the Hotel applications site. use reference number 22/01152 on Dover planning Object to the 'Surf lagoon' - use reference number 22/01158 on Dover planning applications site. How to object online: 1. Google Dover planning 2. Click view applications 3. Click black box view applications 4. Type in reference number 5. Click search 6. Click on Make a Comment 7. Click Submit. How to object by email: write to developmentmanagement@dover.gov.uk . Or you can send in a letter. There are many reasons to Object - here are a few 1 Huge impact on protected species. Turtle Doves, Lizard Orchids, Water Voles, Rare invertebrates and Fungi, common lizards and Bats. 2. Loss of Green Space for people and wildlife. 3. Water use, surf park will use 30million litres, plus top up as it evaporates, in an area of water scarcity. 4 Power Use. One days surfing will use the power that is used by 300 to 400 homes In a time of climate emergency, this is unacceptable for a few to have fun. 5. Traffic. Estimated visitor numbers range from 250.00 to 700.000, most will arrive by car, The A258 is already close to capacity and has jams at certain times of the day, combined with the new housing developments (some 500 houses) within half a mile of this site, this increased traffic is likely to have a negative effect the local economy. And in a time of Climate Emergency, also. We hope you will act on this as a matter of urgency as we are fast running out of time . Kind Regards Jane Langstaff Friends of Betteshanger |
| Recommendations: Planning Committee to decide whether they would consider commenting on this application. |