

**Minutes of Sandwich Town Council Planning Committee Meeting
held in the Council Chamber on:
Wednesday 13th September 2023**



Chair: Cllr J Franklin
 Councillors: P Carter, W Fortescue, S Mallett, D Marie, C Wiles
 Co-optee
 Members: Mr Hennessy and Mrs Summerhayes
 Observers:
 Officer: Gill Gray – Town Clerk

P.09.23.1	<p>Apologies for absence received: Apologies were received from: Cllr M Moorhouse, Cllr M Pennington and Nikky Warden.</p>
P.09.23.2	<p>Declarations of interest: Cllr C Wiles declared an interest in planning application 23/00927.</p>
P.09.23.3	<p>Minutes of the Planning Committee: It was moved by Cllr P Carter and seconded by Cllr J Franklin and RESOLVED: that the Minutes of the Planning Committee held on Wednesday 9th August 2023 were approved. Mrs Summerhayes raised three matters arising from the minutes after watching a recording of the meeting held in August:</p> <ul style="list-style-type: none"> • That there was no response received from the Chair of the Committee in relation to an email submitted by Mrs Summerhayes and it was considered unacceptable by Mrs Summerhayes • That it was concerning that points raised by the Volunteer Tree Warden in relation to the Water Park site had not been considered by the Committee • When the tables and chairs application for the Sandwich Shop were considered, it was perceived that predetermination may have occurred. <p>Action – Town Clerk to respond to Mrs Summerhayes in relation to the query around predetermination and the Town Clerk to report back to the Committee.</p>
P.09.23.4	<p>Public Participation: There were no requests received for public participation.</p>
P.09.23.5	<p>Planning Applications: Application plans and papers can be viewed via the Dover District Council website.</p> <p>Planning Application Ref No – 23/00928 Proposal: Proposed replacement pitched roof to existing garage Location: Land Adjacent To Honeysuckle Cottage, 5 Vicarage Lane, Sandwich, CT13 9HJ</p> <p>It was moved by Cllr P Carter and seconded by Cllr W Fortescue and RESOLVED: that the Town Council comments: RECOMMENDATION: Supports this planning application.</p> <p>Planning Application Ref No – 23/01057</p>

Proposal: Erection of rear dormer to facilitate loft conversion
Location: 8 Strand Street, Sandwich, Kent, CT13 9DZ

It was moved by Cllr P Carter and seconded by Cllr C Wiles and RESOLVED: that the Town Council comments:
RECOMMENDATION: Supports this planning application.

Planning Application Ref No – 23/01010

Proposal: Re point front elevation, including brickwork repairs and removal of paint finishes to expose brickwork.
Location: 20 New Street, Sandwich, CT13 9AB

It was moved by Cllr C Wiles and seconded by Cllr P Carter and RESOLVED: that the Town Council comments:
RECOMMENDATION: Supports this planning application.

Planning Application Ref No – 23/00927

Proposal: Erection of two storey side and rear extensions, alterations to fenestration, demolition of part front boundary wall to create secondary vehicular access with associated parking
Location: 33 St Georges Road, Sandwich, CT13 9LF

It was moved by Cllr J Franklin and seconded by Cllr D Marie and RESOLVED: that the Town Council comments:
RECOMMENDATION: Supports this planning application. Two Members abstained and Cllr P Carter voted against.

Planning Application Ref No – 23/01039 - Amended.

Proposal: Alterations include: Basement: Damp treatment, insert brick floor, built in storage and ladder access. Ground floor : Replace staircase, insert partitions and new opening, replace 2no doors, alterations to fireplace hearth. First floor : Remove and insert new partitions, replace 2no doors, alter staircase, insert fitted library and window seats. Reinstate rear window. Second floor : Insert partitions, alter staircase, insert built in cupboards. Replace 1no bedroom door.
Location: 39 Strand Street, Sandwich, CT13 9DN

It was moved by Cllr P Carter and seconded by Cllr C Wiles and RESOLVED: that the Town Council comments:
RECOMMENDATION: Supports this planning application with a request that the Heritage Officer at Dover District Council ensures that important heritage features including a brick hideaway, pillar and galley window are retained.

Planning Application Ref No – 23/00950

Proposal: Insertion of first floor window to side elevation and partial garage conversion
Location: 45 Whitefriars Meadow, Sandwich, CT13 9AS

It was moved by Cllr P Carter and seconded by Cllr W Fortescue and RESOLVED: that the Town Council comments:
RECOMMENDATION: Supports this planning application.

Planning Application Ref No – 23/01021 & 23/01022

Proposal: Erection of iron railings to the front of property
Location: Rutupiae , 47 New Street, Sandwich, CT13 9BB

	<p>It was moved by Cllr P Carter and seconded by Cllr J Franklin and RESOLVED: that the Town Council comments: RECOMMENDATION: Supports these planning applications.</p> <p>Planning Application Ref No – 23/01006 Proposal: Erection of 2m fencing to create private external space for the associated 7 units Location: Wayfarers , St Barts Road, Sandwich, CT13 0AW</p> <p>It was moved by Cllr D Marie and seconded by Cllr P Carter and RESOLVED: that the Town Council comments: RECOMMENDATION: Objects with the following material planning considerations:</p> <ul style="list-style-type: none"> • the appearance of the fencing and design is not sympathetic to the street scene. • the materials proposed will have an impact on the character and appearance of the surrounding area. • there is no tree plan available, and no consideration appears to have been given to root protection and possible soil compaction during the ground works. <p>Sandwich Town Council requests a tree plan is submitted by the developers and works to be undertaken in accordance with the current BS5837: trees in relation to design, demolition and construction to ensure the trees are protected during these works.</p> <p>The Planning Committee fully support the use of the site and the development is welcomed; it is suggested that the fencing could be built using alternative materials. Town Clerk to contact the developer and seek further details and report back to the Committee.</p>
P.09.23.6	<p>Planning Decisions: The most recent new Planning Decisions taken by Dover District Council were received and noted. It was moved by Cllr P Carter and seconded by Cllr D Marie and RESOLVED: that the planning decisions were received and noted.</p>
P.09.23.7	<p>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.</p> <p>LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982 STREET FURNITURE CONSENT</p> <p>No new applications have been received.</p>
P.09.23.8	<p>Licensing: To consider any licensing notices and issues received from Dover District Council.</p> <p><u>GAMBLING POLICY – STATEMENT OF POLICY AND PRINCIPALS</u></p> <p>Section 349 of the Gambling Act 2005 required the Licensing Authority publish a Statement of Policy and Principals as to how it will exercise its functions under the Act.</p> <p>Although the policy is monitored and reviewed continuously by the Licensing Section, the Gambling Act 2005 also requires that the policy be formally reviewed every 3 years. It is now</p>

	<p>time for that formal review to be undertaken. A copy of the revised draft policy can be viewed at Gambling (dover.gov.uk)</p> <p>Consultation is taking place for 4 weeks, if you wish to make any comments, please email licensing@dover.gov.uk. Any representations received after 20 September 2023 will not be able to be considered.</p> <p>If you wish to discuss this matter, please call the Licensing Team on 01304 872295.</p> <p>It was moved by Cllr P Carter and seconded by Cllr J Franklin and RESOLVED: that the policy was read and noted.</p>
P.09.23.9	<p>Enforcement:</p> <p>To consider any enforcement notices and issues received from Dover District Council.</p> <p>None to consider.</p>
P.09.23.10	<p>Correspondence:</p> <p>To receive and consider correspondence relating to planning matters, including notification of appeals against refusal of Planning Applications.</p> <p>a) TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012</p> <p>Kent Mineral Sites Plan: Second Call for Sites - Hard Rock - August 2023</p> <p>A review of the Kent Minerals and Waste Local Plan is being undertaken which would extend the Plan period to 2039. Following a review of data on mineral reserves and sales across the county, there is a need to identify an additional site or sites for the working of hard rock, in order that the Plan can make adequate mineral provision over this period.</p> <p>A Call for Sites for the potential allocation of a site/s for the extraction of hard rock took place between October and December 2022. One site was nominated in response to the call for sites - Land to the South and West of Hermitage Lane, Aylesford. This nominated hard rock site was subject to public consultation from June to July 2023.</p> <p>In response to the views received the County Council is giving relevant stakeholders and interested parties a further opportunity to propose sites for the potential allocation of a hard rock quarry to meet identified need within the Kent Minerals and Waste Local Plan 2024-2039. The hard (crushed) rock requirement shortfall is estimated at 17.38 million tonnes over the Plan period.</p> <p>Details on how to submit a site for consideration and how sites are to be assessed are available on the County Council's website: www.kent.gov.uk/mineralsandwaste.</p> <p>The second Call for Sites runs from Thursday 31st August 2023 until Thursday 12th October 2023.</p> <p>Submissions can be made via our website www.kent.gov.uk/mineralsandwaste, via email to mwlp@kent.gov.uk or by post to Minerals and Waste Planning Policy, 1st Floor, Invicta House, Maidstone, Kent, ME14 1XX.</p> <p>Should you have any queries please do not hesitate to contact a member of the Minerals and Waste Planning Policy team via 03000 422370 or mwlp@kent.gov.uk.</p> <p>b) Planning Appeal</p> <p>Site Address: Land South Of Whitefriars Meadow, Sandwich, CT13 9AS,</p> <p>Proposal: Erection of 3no. buildings containing 10no. apartments and commercial floorspace (Use Class E) with associated landscaping and open space</p> <p>Appeal reference: APP/X2220/W/23/3324453</p> <p>Appeal start date: 07.07.2023</p>

I refer to the above Appeal, the hearing will take place at Dover District Council offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ.

The Inspector and Hearing date

The Inspector appointed to decide the appeal is **G Chamberlain** and the hearing will open at **10.00am** on **7th November 2023**. We currently anticipate **2** sitting day and, unless you are advised otherwise, the format of the event will be an in person, **If you wish to attend, please email planningappeals@dover.gov.uk. If you have already notified us that you are attending, you do not need to do this again.**

You should also provide us with an email address in the event the hearing needs to move online and be virtual.

If you wish to speak at the hearing, you should make yourself known to the Inspector on the day as the Planning Inspectorate will not respond to requests to speak at the event in advance of the hearing.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in appeals" booklets from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

All documents are available on our website to view under "appeal correspondence" via our website at www.dover.gov.uk/planning Please search using the reference of the [planning application 21/01604](#).

The decision is expected to be issued on or before **8 December 2023**.

c) Sea Link – Statutory Consultation Update

As you may be aware, National Grid Electricity Transmission (NGET) is progressing plans for Sea Link, a new underground and subsea network reinforcement between Suffolk and Kent. We would like to update you on some of our latest engagement activity, whilst also looking to schedule further meetings with you as we approach the next stage of consultation for Sea Link.

Earlier this month we distributed an update leaflet (attached) to all addresses who were in our non-statutory primary consultation zone. This detailed our ongoing surveys and engagement with statutory stakeholders, as we continue to refine and develop our proposals.

We are due to hold our statutory consultation where we will present our refined proposals as well as the feedback received during our non-statutory consultation. This consultation will be open for eight weeks from **24 October 2023** until **18 December 2023**.

Invitation to briefing: Statutory consultation.

Once we have commenced our statutory consultation, we would welcome the opportunity to meet with you to discuss our refined proposals and answer any questions you may have. As we expect to have a high number of stakeholders requesting a briefing during the consultation period, we would be grateful if you could provide some convenient dates and times between **16 November 2023** and **8 December 2023**, for either a virtual or in person meeting.

Further updates

We would also like to inform you that we will be issuing further land interest questionnaires as part of our due diligence to identify landowners who may be affected by our proposals. Further information on our rights, responsibilities, and procedures when dealing with landowners can be found under the 'Landowners' tab on our [project website](#).

If you have any further questions, please email the project team at contact@sealink.nationalgrid.com or call us on **0808 134 9569**.

	It was RESOLVED: that the three items were noted and received; Town Clerk to share the details for the planning appeal for land south of Whitefriars Meadow and the Sea Link proposal.	
P.09.23.1 1	Verbal update from our Dover District Councillor on matters relating to planning. None.	
P.09.23.1 2	Meeting closed at 19.19 hours. Date of next Planning Committee Meeting: 11th October 2023	