

**Minutes of Sandwich Town Council Planning Committee Meeting
held in the Council Chamber on:
Wednesday 17th May 2023**



Chair: Cllr J Franklin
 Councillors: S Mallett, D Marie, M Pennington and C Wiles
 Co-optee
 Members: Mr J Hennessy and Mrs J Summerhayes
 Observers: 5 residents
 Officer: Gill Gray – Interim Town Clerk

P.05.23.1	Elect a Chair Cllr Wiles proposed Cllr Franklin for Chair of the Planning Committee, it was seconded by Cllr Marie and RESOLVED: that Cllr Franklin was duly elected as Chair of the Planning Committee.	
P.05.23.2	Elect a Vice-Chair As per Terms of Reference for the Planning Committee the Mayor, Cllr P Carter was elected Vice-Chair of the Planning Committee.	
P.05.23.3	Apologies for absence received: Apologies were received from: Cllr P Carter due to work commitment, Cllr W Fortescue due to work commitment, Cllr M Moorhouse due to DDC meeting and Cllr D Friend (DDC) due to DDC meeting.	
P.05.23.4	Declarations of interest: There were no declarations of disclosable pecuniary interests from Members in respect of business to be transacted on the agenda.	
P.05.23.5	To consider Co-optees for the Planning Committee It was RESOLVED: that Mr Hennessy, Mrs Summerhayes and Nicky Warden were co-opted members of the Planning Committee for the ensuing civic year.	
P.05.23.6	Minutes of the Planning Committee: It was moved by Cllr Wiles and seconded by Cllr Marie and RESOLVED: that the Minutes of the Planning Committee held on Wednesday 19th April 2023 were noted. There were no matters arising from the minutes.	
P.05.23.7	Public Participation: There was one request to speak received in relation to the site of DDC Planning Ref: 22/01341 – 95 St Georges Road, Sandwich, CT13 9LE. The residents provided a report on the impact to the surrounding area if the proposed development is permitted. The main points of concern were: <ul style="list-style-type: none"> • Impact on their quality of life • Loss of mature trees which is confirmed in the ecology report. • Further loss of trees and a hedgerow as detailed in a tree report. • Impact on the Conservation Area (HE2) and loss of biodiversity 	

	<ul style="list-style-type: none"> • Risk of surface and ground water flooding for the site and nearby properties • Archaeological importance of the site, damage may be caused to potential artefacts – heritage assets and the local landscape character (NE2) • Limited parking on the proposed site • Potential breach of the draft local plan Strategic Policy 4 on residential windfall developments 	
P.05.23.8	<p>Planning Applications: Application plans and papers can be viewed via the Dover District Council website.</p> <p>a) Ref: 23/00166 Location: 2 Johns Green, Sandwich, CT13 0DE Proposal: Variation of Condition 2 (approved plans) to allow amendments of planning permission DOV/21/01811 (application under Section 73) for the erection of a detached bungalow, cycle shed, recycle store, associated parking and turning area</p> <p>It was moved by Cllr Wiles and seconded by Cllr Marie and RESOLVED: that the Town Council comments: RECOMMENDATION: Strongly objects to this application on the grounds that the variation proposed is for a pitched roof with insufficient details provided.</p> <p>b) Ref: 23/00176 Location: 57 New Street, Sandwich, CT13 9BD Proposal: Removal of debris to permit repair, renovation, and reconstruction of roof to main building</p> <p>It was RESOLVED: that this item is deferred to seek clarification from DDC as it does not appear on the DDC website.</p> <p>c) Ref: 22/01341 Location: Land next to 95 St George's Road, Sandwich, CT13 9LE Proposal: Erection of a detached dwelling, new vehicular access associated parking and landscaping</p> <p>It was moved by Cllr Wiles and seconded by Cllr Marie and RESOLVED: that the Town Council comments: RECOMMENDATION: Strongly objects to this application, siting material planning consideration including loss of light to neighbouring properties, negative impact on biodiversity and loss of trees.</p> <p>d) Ref: 23/00550 Location: 99 St Georges Road, Sandwich, CT13 9LE Proposal: Holm Oak- re-pollard back to the previous pruning points, False Acacia -crown reduce back to previous pruning points and reshape, both the subject of Tree Preservation Order No 3 of 1997</p>	

It was moved by Cllr Franklin and seconded by Cllr Wiles and RESOLVED: that the Town Council comments: RECOMMENDATION: Supports the application.

e) Ref: 23/00420

Location: White Mills Wake and Aqua Park, Ash Road, Sandwich, CT13 9JB

Proposal: Development comprising engineering and excavation works to facilitate the creation of a shallow artificial training lake for water sports activities associated with the wider site, the change of use of the land to enable 23 pitches for tents/touring caravans and seven static caravans, erection of single storey facilities building, additional parking and drainage.

Two requests to speak on this item were permitted by the Committee; one representative from the Sandwich Environmental Conservation Group spoke against the development and one of the owners of the site attended to speak in support of the proposal.

It was RESOLVED: that the Town Council comments: RECOMMENDATION: Supports with comments –

- **The caveat that no static caravans should be situated on the site.**
- **The River Stour Internal Drainage Board comments need to be addressed.**
- **The locations of the wildlife ponds need to be clarified.**

f) Ref: 23/00465

Location: Wayfarers, St Barts Road, Sandwich, CT13 0AW

Proposal: Alterations to elevations following approval of change of use (23/00046)

It was moved by Cllr Marie and seconded by Cllr Pennington and RESOLVED: that the Town Council comments: RECOMMENDATION: Supports the application.

g) Ref: 23/00513

Location: Manwood Grange, Sandown Road, Sandwich, CT13 9LA

Proposal: Prior approval for the change of use from boarding schoolhouse to State-Funded School (Use Class F1(a))

It was moved by Cllr Marie and seconded by Cllr Franklin and RESOLVED: that the Town Council comments: RECOMMENDATION: Supports the application.

h) Ref: 23/00469

Location: 154 St Georges Road, Sandwich, CT13 9LD

Proposal: Erection of side and rear extension with new driveway arrangement (existing garage to be demolished)

	<p>It was moved by Cllr Wiles and seconded by Cllr Franklin and RESOLVED: that the Town Council comments: RECOMMENDATION: Supports the application.</p> <p>i) Ref: 23/00486 Location: 36 High Street, Sandwich, CT13 9EG Proposal: Replacement ground and first floor windows with double glazed windows</p> <p>It was RESOLVED: that this item is deferred to seek clarification from DDC as it does not appear on the DDC website.</p> <p>j) Ref: 23/00516 Location: 2 The Ramparts, Knightrider Street, Sandwich, CT13 9ER Proposal: Variation of Condition 2 (approved plans) to allow amendments to garage and access of planning permission DOV/21/00496 (S73) Erection of ground and first floor infill extensions, new dormer to third floor, alterations to first floor terrace, extension of existing garage incorporating gym/parking and soft and hard landscaping (existing extension and external steps to be demolished).</p> <p>It was moved by Cllr Wiles and seconded by Cllr Franklin and RESOLVED: that the Town Council comments: RECOMMENDATION: Supports the application.</p> <p>k) Ref: 23/00597 Location: Land West Of Montagu Road, Discovery Park, Sandwich Proposal: Variation of condition 2 (approved plans) to amend design and layout and removal of condition 11 (roof plant) of planning permission 21/01447 (S73) Erection of a drive thru restaurant, bin store and associated parking (Class E use)</p> <p>It was moved by Cllr Marie and seconded by Cllr Franklin and RESOLVED: that the Town Council comments: RECOMMENDATION: Supports the application.</p>	
P.04.23.7	<p>Planning Decisions: The most recent new Planning Decisions taken by Dover District Council were received and noted. Members raised concerns that the (Ref 23/00098) erection of side roof dormer roof extension and juliette balcony had been granted permission by DDC; Interim Town Clerk to explore the legal precedence for this decision with the DDC planning officer. It was RESOLVED: that the planning decisions were received and noted.</p>	
P.04.23.8	<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. LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982</p>	

	<p style="text-align: center;">STREET FURNITURE CONSENT</p> <p style="text-align: center;">DOVER DISTRICT COUNCIL in pursuance of the provisions of the Highways Act 1980, Section 115</p> <p style="text-align: center;">HEREBY GIVES NOTICE THAT AN APPLICATION TO PLACE TABLES & CHAIRS ON THE HIGHWAY AT THE LOCATION DETAILED BELOW HAS BEEN RECEIVED.</p> <p style="text-align: center;">Furniture: 4 tables and 8 chairs Timings: 08:30 to 17:00 Monday to Sunday Location: The Sandwich Bakery Company Ltd, 12 King Street, Sandwich, CT13 9BT</p> <p>It was moved by Cllr Wiles and seconded by Cllr Franklin and RESOLVED: that the Town Council comments: Objects to this application as the proposed location of Austins Lane has narrow pavements and is likely to cause problems on the public highway for drivers and pedestrians. The Town Council does support the business, but this proposal is not practical.</p>	
P.04.23.9	<p>Licensing: To consider any licensing notices and issues received from Dover District Council. No new applications have been received.</p>	
P.04.23.10	<p>Enforcement: To consider any enforcement notices and issues received from Dover District Council. None to consider.</p>	
P.04.23.11	<p>Correspondence: To receive and consider correspondence relating to planning matters, including notification of appeals against refusal of Planning Applications. Members considered the correspondence from DDC in relation to an appeal that has been made to the Secretary of State against the conditions attached to the consent for 22/00548. Upgrade of 2No existing advertisement hoardings to display internally illuminated digital posters at address north of TW Services, Ramsgate Road, Sandwich. It was RESOLVED: that the Town Council has no further comment or representation to make to the Planning Inspectorate on this matter.</p>	
P.04.23.12	<p>Verbal update from our Dover District Councillor on matters relating to planning. No update received as Cllr Friend sent his apologies for the meeting.</p>	
P.04.23.13	<p>Meeting closed at 19.47 hours. Date of next Planning Committee Meeting: 14th June 2023</p>	