

Sandwich Town Council Planning Committee Meeting



Agenda

Councillors: Cllr P Carter, Cllr W Fortescue, Cllr J Franklin, Cllr S Mallett, Cllr D Marie, Cllr M Moorhouse, Cllr M Pennington, Cllr C Wiles
 Co-optees: TBC
 Observer: Dover District Councillor D Friend

Councillors and Members are hereby summoned to attend a Planning Committee Meeting in the Council Chamber, Guildhall on Wednesday 17th May 2023 at 18:30 to transact the business on the agenda below.

Gill Gray PSLCC, Interim Town Clerk
 Date: 12th May 2023

| | | |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1 | To elect a Chair | |
| 2 | To elect a Vice-Chair | |
| 3 | Apologies for absence received | |
| 4 | Declarations of interest: To receive any declarations of disclosable pecuniary interests from Members in respect of business to be transacted on the agenda. | |
| 5 | To consider Co-optees: Decision required | |
| 6 | Minutes of the Planning Committee: To note the Minutes of the Planning Committee held on 19 th April 2023 and to consider any matters arising from those minutes not covered elsewhere in this Agenda. | Attach 1 |
| 7 | 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 Interim Town Clerk prior to 9am on the Friday preceding the meeting). | |
| 8 | Planning Applications: Application plans and papers can be viewed via the Dover District Council website. 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 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 | |

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

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

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.

f) Ref: 23/00465

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

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

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))

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)

i) Ref: 23/00486

Location: 36 High Street, Sandwich, CT13 9EG

Proposal: Replacement ground and first floor windows with double glazed windows

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).

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)**

9

Planning Decisions:

To receive and note latest decisions taken by Dover District Council on new Planning Applications.

| | | | | |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------|--------|
| CON/20/00566/AA | 11 - Archaeology | Delfbridge Manor 10 Dover Road Sandwich Kent CT13 0BN | 04-Apr- 23 | COPART |
| 23/00168 | Proposed re-roofing of Kentlands and The Lodge | Kentlands Princes Drive Sandwich Bay Kent CT13 9PZ | 06-Apr- 23 | GLBC |
| 23/00167 | Erection of a double garage | Mariners Sandown Road Sandwich CT13 9NY | 06-Apr- 23 | GTD |
| 23/00098 | Erection of side roof dormer roof extension and insertion of Juliette balcony | 76A Strand Street Sandwich CT13 9HX | 28-Mar- 23 | GTD |
| CON/21/00208/C | 8 - External storage heights of materials | Unit G Sandwich Industrial Estate Ramsgate Road Sandwich Kent CT13 9LY | 14-Apr- 23 | COAPP |
| CON/21/01208/A | 1 - Refuse storage | 12 Market Street Sandwich Kent CT13 9DF | 14-Apr- 23 | COAPP |
| 23/00245 | Regulation 5 (The Overhead Lines (Exemption) (England and Wales) Regulations 2009) notification for the installation of 2 poles and associated overhead lines | Street Record St Andrews Lees Sandwich CT13 9RA | 12-Apr- 23 | PAN |
| 23/00134 | Pollard back to previous points one Holm Oak the subject of Tree Preservation Order No 3 of 1997 | 1 St Georges Place Sandwich CT13 9LW | 12-Apr- 23 | GADV |
| 22/00666 | Erection of a single storey rear extension (existing extension to be demolished) | Unit 3 The White Mill Ash Road Sandwich Kent CT13 9JB | 14-Apr- 23 | GTD |
| CON/21/00208/A | 2 - Details of acoustic barrier | Unit G Sandwich Industrial Estate | 18-Apr- 23 | COAPP |

| | | | | |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------|--------|
| | | Ramsgate Road Sandwich Kent CT13 9LY | | |
| CON/21/00208/B | 3 - Noise protocol | Unit G Sandwich Industrial Estate Ramsgate Road Sandwich Kent CT13 9LY | 19-Apr- 23 | COAPP |
| CON/21/01208/B | 3 - Sound insulation | 12 Market Street Sandwich Kent CT13 9DA | 18-Apr- 23 | COAPP |
| 21/01572/A | Non material minor amendment to DOV/21/01572 (Variation of Condition 2 (plans) of DOV/20/00166 comprising changes to the layout, appearance and landscaping for 303 dwellings and associated works) - for amendments to design | Willowbank Sandwich CT13 9LY | 18-Apr- 23 | ANMA |
| 21/00164/A | 3b - Materials | 3 Paradise Row Sandwich Kent CT13 9HU | 17-Apr- 23 | COPART |
| 14/00058/E | Non material minor amendment to DOV/14/00058 (Outline application for the redevelopment of site to include: demolition of some existing buildings (and associated infrastructure); change of use of some existing buildings (from B1 to use classes: B2, B8, Sui Generis (Energy) and D1 uses); the provision of new commercial (use classes: A3/4, B1, B2, B8, C1, D1 and Sui Generis) and residential (use class: C3) development; associated site preparation/enabling, infrastructure, and landscaping works; | Discovery Park Ramsgate Road Sandwich CT13 9ND | 28-Apr- 23 | ANMA |

| | | | | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------|-----|-------------|
| | | and provision of car parking (with some matters reserved) to optimise the capacity of the development zones through increasing the developable area of plots 11-14 | | | | |
| | 23/00225 | Erection of two storey side extension, single storey rear extension and solar panels to front roofslope (existing garage to be demolished) | Trees St Georges Lees Sandwich CT13 9JS | 24-Apr-23 | GTD | |
| 10 | <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 DOVER DISTRICT COUNCIL in pursuance of the provisions of the Highways Act 1980, Section 115</p> <p>HEREBY GIVES NOTICE THAT AN APPLICATION TO PLACE TABLES & CHAIRS ON THE HIGHWAY AT THE LOCATION DETAILED BELOW HAS BEEN RECEIVED.</p> <p>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> | | | | | |
| 11 | <p>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.</p> | | | | | |
| 12 | <p>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.</p> | | | | | |
| 13 | <p>Correspondence: To receive and consider correspondence relating to planning matters, including notification of appeals against refusal of Planning Applications. Dover District Council have advised that an appeal has been made to the Secretary of State against the conditions attached to the consent for 22/00548</p> <p>Upgrade of 2no. existing advertisement hoardings to display internally illuminated digital posters.</p> <p>Address: Advertising Right North Of TW Services, Ramsgate Road, Sandwich Appeal reference: APP/X2220/H/22/3313494 Appeal start date: 26th April 2023 DDC ref: 22/00548</p> | | | | | ATTACH 2 |

| | | |
|-----------|------------------------------------------------------------------------------------------|--|
| | | |
| 14 | Verbal update from our Dover District Councillor on matters relating to planning. | |
| 15 | Date of next Planning Committee Meeting: 14th June 2023 | |



**Minutes of Sandwich Town Council Planning Committee Meeting
held in the Council Chamber on:
Wednesday 19th April 2023**

Chair: Cllr C Wiles
 Councillors: P Carter, J Franklin, M Moorhouse and M Pennington
 Co-optee
 Members: Mr J Hennessy, Mrs J Summerhayes and Nikky Warden (Voluntary Tree Warden)
 Observer: Dover District Councillor – Cllr Friend and 1 resident
 Officer: Gill Gray – Interim Town Clerk

P.04.23.1 Chair's opening remarks: Welcomed attendees and Interim Town Clerk.

P.04.23.2 Apologies for absence received:
 Apologies were received from: Cllr Graeme due to vacation, Nikky Warden due to personal reasons, Cllr Heaven due to work commitment. Cllr Marie was absent.

P.04.23.3 Declarations of interest:
 There were no declarations of disclosable pecuniary interests from Members in respect of business to be transacted on the agenda.

P.04.23.4 Minutes of the Planning Committee:
It was moved by Cllr Carter and seconded by Cllr Moorhouse and RESOLVED that the Minutes of the Planning Committee held on Wednesday 15th March 2023 were noted.
 There were no matters arising from the minutes.

P.04.23.5 Public Participation:
 There were no requests to speak received.

P.04.23.6 Planning Applications:
Application plans and papers can be viewed via the Dover District Council website.

a) Ref: 23/00366
 Location: Sir Roger Manwoods School, Manwood Road, Sandwich, CT13 9JX
 Proposal: Variation of condition 2 (approved plans) to vary sports pitch design of planning permission 21/01314 (Section 73) Construction of a sports pitch, erection of a two-storey pavilion, new vehicle access, additional 20no. car parking spaces, fencing, lighting, drainage and ancillary works

It was moved by Cllr Carter and seconded by Cllr Moorhouse and RESOLVED: that the Town Council comments:
RECOMMENDATION: Strongly support this planning application.

b) Ref: 23/00388

Location: Sir Roger Manwoods School, Manwood Road, Sandwich, CT13 9JX
Proposal: The creation of a footpath alongside school playing fields

It was moved by Cllr Carter and seconded by Cllr Pennington and RESOLVED: that the Town Council comments:

RECOMMENDATION: Support this planning application and added that tree reports should be taken into consideration.

c) Ref: 23/00449

Location: The Market Place Surgery, Cattle Market, Sandwich, CT13 9ET

Proposal: Variation of Condition 2 (operational times) to allow amendments of planning permission DOV/17/01427 (application under Section 73) for the installation of a heat recovery unit with acoustic enclosure to rear elevation (amended plans)

It was moved by Cllr Carter and seconded by Cllr Moorhouse and RESOLVED: that the Town Council comments:

RECOMMENDATION: Strongly support this planning application

d) Applications for comment as a third party as not formal consultees

Ref: 22/01158 and 22/00245

Location: Betteshanger Country Park, Sandwich Road, Sholden

Proposal: Erection of a surfing lagoon and pools, hub building (to include cafe/restaurant/bar lounge, shop, hiring and changing facilities and multi-use space), 15 overnight holiday pods, learning hive, yoga studio, fitness/health and wellbeing facilities, bike/pumptrack and associated roads, paths, car and cycle parking, together with landscaping and necessary access works and associated site infrastructure. (Re-consultation: additional/revised information including: re-positioned holiday lodge; revised parking arrangement; updated ecological appraisal; updated flood risk assessment & drainage strategy; habitat regulations assessment information; transport response; and visitor management and turtle dove strategy.)

Erection of a 120-bed hotel (C1) building with associated spa facilities, gym, restaurant/bar, access, landscaping and parking. (Re-consultation: additional/revised information including: revised parking arrangement; updated ecological appraisal; updated flood risk assessment & drainage strategy; habitat regulations assessment information; transport response; and visitor management and turtle dove strategy.) (amended scheme)

The planning application reference 22/00245 relates to a scoping opinion for a proposed solar farm which has been

| | | |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | <p>decided and was therefore not debated at this meeting. The Town Council will seek to discuss any future planning application that may be submitted for this site in the future.</p> <p>It was moved by Cllr Wiles and seconded by Cllr Carter and RESOLVED: that the Town Council comments: No comment in relation to 22/01158.</p> <p>It was moved by Cllr Moorhouse and seconded by Cllr Carter and RESOLVED: that the Town Council contacts the residents who attended the STC meeting on 27th March 2023 and spoke about the proposal for the Betteshanger Country Park.</p> | |
| P.04.23.7 | <p>Planning Decisions: The most recent new Planning Decisions taken by Dover District Council were received and noted.</p> <p>It was moved by Cllr Carter and seconded by Cllr Moorhouse and 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.</p> <p>LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982</p> <p>STREET FURNITURE CONSENT</p> <p>DOVER DISTRICT COUNCIL in pursuance of the provisions of the Highways Act 1980, Section 115</p> <p>HEREBY GIVES NOTICE THAT AN APPLICATION TO PLACE TABLES & CHAIRS ON THE HIGHWAY AT THE LOCATION DETAILED BELOW HAS BEEN RECEIVED.</p> <p>Furniture: 3 tables and 6 chairs Timings: 09:00 to 23:00 Monday to Sunday Location: Toll Bridge, 7 Fishermans Wharf, Sandwich, CT13 9RU</p> <p>It was moved by Cllr Carter and seconded by Cllr Moorhouse and RESOLVED: that the Town Council comments: The street furniture application be supported with the caveat that the two person per table rule is observed and enforced to keep the walkway clear for pedestrians.</p> | |
| P.04.23.9 | <p>Licensing: To consider any licensing notices and issues received from Dover District Council.</p> <p>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.</p> <p>Members considered the marina that has been installed at the old port of Richborough; a piece of correspondence was received from Cllr Gray.</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.</p> <p>A written report was received from Cllr Gray which Cllr Wiles read at the meeting, the report related to the new marina at Richborough</p> | |

| | | |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | <p>Quay and advised that the company establishing the pontoon berths are in contact with Dover District Council planning department. Cllr Gray added that the company will also be approaching Marine Management Organisation to seek advice on licensing, and they have secured all necessary permissions from the Sandwich Port and Haven Commission. The report was noted.</p> | |
| P.04.23.12 | <p>Verbal update from our Dover District Councillor on matters relating to planning.</p> <p>Cllr Friend reported on a couple of enforcement issues, the access to the former Kumor Nursery, Dover Road, Sandwich and reported that a walnut tree on the same site has now had a TPO successfully added to protect the tree.</p> <p>Cllr Friend added that a further application has now been received in relation to the Wayfarers site which seeks to upgrade the internal areas providing assisted living accommodation.</p> | |
| P.04.23.13 | <p>Meeting closed at 19.10 hours.</p> <p>Date of next Planning Committee Meeting:</p> <p>TBC</p> | |

DRAFT

Application reference: **Upgrade of 2no. existing advertisement hoardings to display internally illuminated digital posters**
Address: **Advertising Right North Of TW Services, Ramsgate Road, Sandwich**
Appeal reference: **APP/X2220/H/22/3313494**
Appeal start date: **26th April 2023**
DDC ref: **22/00548**

I refer to the above details.

An appeal has been made to the Secretary of State against the conditions attached to the above consent.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) (Amendment) Regulations 2013 (Statutory Instrument 2013/2114)

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

Appeal documents can be viewed on our website www.dover.gov.uk/planning and enter reference 22/00548

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk> or by emailing east2@planninginspectorate.gov.uk.

All representations must be received by 7th June. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

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

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.