

Sandwich Town Council Planning Committee Meeting



Agenda

Chair: Cllr J Franklin
 Councillors: Cllr P Carter, Cllr W Fortescue, Cllr S Mallett, Cllr D Marie, Cllr M Moorhouse, Cllr M Pennington, Cllr C Wiles
 Co-optees: Mr Hennessey and Mrs Summerhayes
 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 14th June 2023 at 18:30 to transact the business on the agenda below.

Gill Gray PSLCC, Interim Town Clerk
 Date: **8th June 2023**

1	Apologies for absence received	
2	Declarations of interest: To receive any declarations of disclosable pecuniary interests from Members in respect of business to be transacted on the agenda.	
3	Minutes of the Planning Committee: To approve the Minutes of the Planning Committee held on 17th May 2023 and to consider any matters arising from those minutes not covered elsewhere in this Agenda.	Attach 1
4	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).	
5	Planning Applications: Application plans and papers can be viewed via the Dover District Council website. Planning Application Ref No – 23/00635 Proposal: Erection of single storey front/rear extensions and outbuilding for ancillary use and alterations to canopy roof (existing conservatory and outbuilding demolished) Location: 10 Ash Road, Sandwich, CT13 9JA Planning Application Ref No – 23/00654 Proposal: Insert 2no ventilation airbricks to front elevation Location: 12 Millwall Place, Sandwich, CT13 9BQ Planning Application Ref No – 23/00562 Proposal: Change of use from community hall/meeting place class F2 (b) to flat with associated alterations	

Location: 14 Delf Street, Sandwich, CT13 9BZ
Planning Application Ref No – 23/00707
 Proposal: Erection of a log cabin for ancillary use
 Location: 53 St Georges Road, Sandwich, CT13 9LE

Planning Application Ref No – 23/00605
 Proposal: Erection of a single storey rear extension
 Location: Allwoodly , Johns Green, Sandwich, CT13 0DE

Planning Application Ref No – 23/00634
 Proposal: Display of various illuminated and non-illuminated logo signs
 Location: Land West Of Montagu Road, Discovery Park, Sandwich, CT13 9FA

Planning Application Ref No – 23/00638
 Proposal: Structural repairs to internal timber structure, to include replacement joists to part ground floor.
 Location: The Admiral Owen , 8 High Street, Sandwich, Kent

Planning Application Ref No – 23/00701
 Proposal: Repaint external joinery. Replace pantiles with plain tiles to match the existing roof
 Location: Thrums , 21 King Street, Sandwich, CT13 9BL

6

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

22/00130/B	The Old Dutch House 62 King Street Sandwich Kent CT13 9BL	4 - a. Drawings at scale 1:1 and 1:5 as applicable of typical details of all new joinery, mouldings and glazing bars. b. 1:50 scale survey drawings for all existing timber framing to wall and roofs including studs and rafters showing which are to be retained, replaced, removed or repaired, including methods of repair where applicable. c. 1:20 scale	11-May-2023	COAPP
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			<p>elevation drawings indicating proposed areas of brick or stone walling where it is proposed to carry out re-pointing works to include written detail of the proposed mortar mix, type and style of joint. d. Details of the roof lights to be inserted, shown in situ which shall be of a 'conservation' style, to be flush with the roof plane e. Details of mechanical ventilation or flues to be installed including location, dimensions, colour and material f. Details of the proposed paint colour to front elevation</p>			
	CON/21/00486/A	Sandilands Cambridge Avenue Sandwich Bay Sandwich Kent CT13 9PU	3 - Brickwork details	11-May-2023	COAPP	
	23/00388	Sir Roger Manwoods School Manwood Road Sandwich CT13 9JX	The creation of a footpath alongside school playing fields	09-May-2023	GTD	
	23/00365	Sir Roger Manwoods School	Variation of condition 2 (approved	12-May-2023	GTD	

		Manwood Road Sandwich CT13 9JX	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			
	22/01585	1 Potter Street Sandwich CT13 9DR	Alterations to facilitate change of use to dwelling, to incl. infill of existing partitions, removal of partition wall, replacement of existing window with new to West elevation & replacement of existing window with door to North elevation.	19-May-2023	GLBC	
	22/01584	1 Potter Street Sandwich CT13 9DR	Change of use and conversion into 2 no. dwelling houses	19-May-2023	GTD	
7	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. None.					
8	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.					
9	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.	
10	<p>Correspondence: To receive and consider correspondence relating to planning matters, including notification of appeals against refusal of Planning Applications.</p> <p>Dover District Council Local Plan 2040 – Sustainability Appraisal Consultation opportunity, this only relates to the Sustainability Appraisal Non-Technical Summary and the Sustainability Appraisal Addendum and ERRATA Sheet II. Members invited to comment, the closing date for comments is 6th July 2023: Decision required</p>	Attach 2
11	Verbal update from our Dover District Councillor on matters relating to planning.	
12	Date of next Planning Committee Meeting: 12th July 2023	

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	<p>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>	
P.05.23.2	<p>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>	
P.05.23.3	<p>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>	
P.05.23.4	<p>Declarations of interest: There were no declarations of disclosable pecuniary interests from Members in respect of business to be transacted on the agenda.</p>	
P.05.23.5	<p>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>	
P.05.23.6	<p>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>	
P.05.23.7	<p>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:</p> <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>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>	



Dover District
Local Plan

Statement of Representations Procedure and Notification of Period of Representations under Regulations 19, 20 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Consultation on:

1. **Sustainability Appraisal: Non-Technical Summary of the Publication Dover District Local Plan (September 2022)**
2. **Sustainability Appraisal Addendum and ERRATA Sheet II (May 2023)**

Subject Matter:

1. The Sustainability Appraisal Non-Technical Summary summarises the full Sustainability Appraisal Report of the Dover District Local Plan Regulation 19 Submission (October 2022).
2. The Sustainability Appraisal Addendum provides an update to the Sustainability Appraisal to reflect changes to the Habitats Regulations Assessment which have been made to address representations received from Natural England. In addition, the ERRATA Sheet II clarifies administrative reporting errors relating to 3 sites assessed in the SA: Dover Waterfront (DOV017), Land to the east of Jubilee Road (WOR006) and Farmland lying to the north of Aylesham and to the east of Adisham Road (AYL004).

Dover District Council is not inviting further comments on the Dover District Local Plan Regulation 19 Submission document, nor on the Sustainability Appraisal Report (September 2022). Comments on these documents will not be accepted.

Period of Representations:

Thursday 25th May to Thursday 6th July 2023 at 5pm.

Representations (comments) must be received by the council no later than 5pm on 6th July 2023.

Representations received after this time will not be accepted. This statement provides details on how to view and comment on the two consultation documents.

Document Availability:

During the representation period, the consultation documents will be available to view online via the web address: www.doverdistrictlocalplan.co.uk

Paper copies of the consultation documents will be available at the following locations:

Location	Address
Council Offices	White Cliffs Business Park, Whitfield
Ash Library	Ash Village Hall, 10 Queen's Road
Aylesham Library	Aylesham Community Centre, Ackholt Road
Deal Library	Broad Street
Dover Library	Dover Discovery Centre, Market Square
Sandwich Library	13 Market Street
St Margarets-at-Cliffe Library	16 Kingsdown Road

The Council Offices at Whitfield are open Monday to Friday 10am-4pm, while library opening times can be checked online at www.kent.gov.uk/libraries.

If you need a copy of a document in paper form, or an alternative format (such as large print or other language) please contact us: 01304 872244 or localplan@dover.gov.uk

How to submit a representation:

Representations must be made on the standard representation form.

Representations are encouraged to be made through the Council's online consultation portal (<https://dover-consult.objective.co.uk/kse>) where you can view the consultation documents.

A paper copy of the representation form can also be provided on request by contacting the team using the information below, or by collecting from the Council offices or one of the libraries listed above, during opening hours.

Paper copies of representation forms should be returned to: Planning Policy Team, Dover District Council, White Cliffs Business Park, Dover, Kent. CT16 3PJ

Please note that your representation will be publicly available and a copy will be published on the Council's website. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Data will be processed and held in accordance with the Data Protection Act 2018. A privacy notice with further information can be found

www.dover.gov.uk/Website/PDFs/Planning-Policy-Privacy-Notice.pdf

All representations received by 5pm on the 6th July 2023 will be submitted to the Planning Inspectors appointed to examine the Dover District Local Plan, to be considered as part of the examination.

Further Information:

For assistance or more information:

- Visit www.doverdistrictlocalplan.co.uk,
- Email localplan@dover.gov.uk
- Call the Local Plan phone line - 01304 872244.



Dover District
Local Plan