

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, Mrs Summerhayes, and Nikky Warden
 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 13th September 2023 at 18:30 to transact the business on the agenda below.

Gill Gray PSLCC, Town Clerk
 Date: **8th September 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 9th August 2023 and to consider any matters arising from those minutes not covered elsewhere in this Agenda.	Attach1
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 Town Clerk prior to 9am on the Monday preceding the meeting).	
5	Planning Applications: Application plans and papers can be viewed via the Dover District Council website. 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 Planning Application Ref No – 23/01057 Proposal: Erection of rear dormer to facilitate loft conversion Location: 8 Strand Street, Sandwich, Kent, CT13 9DZ 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	

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**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**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**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**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**6****Planning Decisions:**

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

23/00919	Barnesende Court Millwall Place Sandwich Kent CT13 9BH	Regulation 5 (The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017) notification for the installation of 1, 10m pole	02-Aug-2023	PAN
23/00775	21 St Georges Road Sandwich CT13 9LF	Erection of a single storey rear extension	04-Aug-2023	GTD
23/00828	23 Sandwood Road	Erection of a single storey rear extension (existing	10-Aug-2023	GTD

	Sandwich CT13 0AQ	extension to be demolished)		
23/00021/AA	20 New Street Sandwich Kent CT13 9AB	Discharge of condition 3c (Brick samples for the proposed new gauged brick arch including written details) pursuant to application 23/00021 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	11-Aug-2023	COAPP

			floor with limecrete all to ground floor. Introduction of mechanical ventilation to kitchen and bathroom.		
23/00634	Land West Of Montagu Road Discovery Park Sandwich CT13 9FA	Display of various illuminated and non-illuminated logo signs including totem and fascia signs	07-Aug-2023	GADV	
23/00597	Land West Of Montagu Road Discovery Park Sandwich	Variation of conditions 2 (approved plans) and 11 (roof plant) to extend and amend design and layout of building and amend landscaping, of planning permission 21/01447 (S73) Erection of a drive-through restaurant, bin store and associated parking (Class E use)	07-Aug-2023	GTD	
CON/23/00365/A	Sir Roger Manwoods School Manwood Road Sandwich Kent CT13 9JX	Discharge of condition 4 (Community use agreement), condition 5 (Construction management plan), condition 10 (Surface water drainage), condition 13 (Traffic management plan), pursuant to application 23/00365 Variation of condition 2 (approved plans) to vary sports pitch design of planning permission 21/01314 (Section 73) Construction of a sports pitch,	25-Aug-2023	COAPP	

			erection of a two-storey pavilion, new vehicle access, additional 20no. car parking spaces, fencing, lighting, drainage and ancillary works		
23/00558	Royal St Georges Golf Club Guilford Road Sandwich Bay Sandwich Kent CT13 9PD	Erection of 2 side extensions and external alterations	24-Aug-2023	GTD	
23/00593	16 Loop Street Sandwich CT13 9HE	Erection of a shed, pergola, internal garden walls, replacement wall and trellis (retrospective)	01-Sep-2023	GTD	
23/00913	Sandale House Manwood Road Sandwich CT13 9JY	Certificate of lawfulness (existing) for the installation of solar panels	31-Aug-2023	CLEG	
23/00979	Coastal Marina Ramsgate Road Sandwich CT13 9NL	Marine Management Organisation (MMO) licence under Part 4 of the Marine and Coastal Access Act 2009 - MLA/2023/00236 Fitting of pontoons adjacent to existing quay wall	31-Aug-2023	RNO	
23/00948	Florey Chain House Spitfire Way Discovery Park Sandwich CT13 9FR	Installation of four mechanical extract ducts to roof	29-Aug-2023	GTD	
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>Please note none to consider at the time of issuing this Agenda.</p>				
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 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>	
9	<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>	
10	<p>Correspondence: 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</p>	

Minerals and Waste Planning Policy, 1st Floor, Invicta House, Maidstone, Kent, ME14 1XX.

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.

b) Planning Appeal

Site Address: Land South Of Whitefriars Meadow, Sandwich, CT13 9AS,

Proposal: Erection of 3no. buildings containing 10no. apartments and commercial floorspace (Use Class E) with associated landscaping and open space

Appeal reference: APP/X2220/W/23/3324453

Appeal start date: 07.07.2023

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.

	<p>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.</p> <p>Invitation to briefing: Statutory consultation.</p> <p>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.</p> <p>Further updates</p> <p>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.</p> <p>If you have any further questions, please email the project team at contact@sealink.nationalgrid.com or call us on 0808 134 9569.</p>	
11	Verbal update from our Dover District Councillors on matters relating to planning.	
12	Date of next Planning Committee Meeting: 11th October 2023	



Minutes of Sandwich Town Council Planning Committee Meeting held in the Council Chamber on: Wednesday 9th August 2023

Chair: Cllr J Franklin
 Councillors: P Carter, D Marie, M Moorhouse, M Pennington and C Wiles
 Co-optee
 Members: Mr Hennessy
 Observers: Two residents
 Officer: Gill Gray – Town Clerk

P.08.23.1 Apologies for absence received:
 Apologies were received from: Cllr C Wiles, Cllr W Fortescue, Mrs Summerhayes, and Nikky Warden.

P.08.23.2 Declarations of interest:
 There were none.

P.08.23.3 Minutes of the Planning Committee:
 It was moved by Cllr P Carter and seconded by Cllr M Pennington and **RESOLVED: that the Minutes of the Planning Committee held on Wednesday 12th July 2023 were approved.**
 Cllr M Moorhouse joined the meeting.

P.08.23.4 Public Participation:
 There were no requests received for public participation.

P.08.23.5 Planning Applications:
 Application plans and papers can be viewed via the Dover District Council website.

Planning Application Ref No – 23/00922

Proposal: Installation of new rainwater goods to north-east elevation
 Location: 7 Bowling Street, Sandwich, CT13 9HA

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

Planning Application Ref No – 23/00593


Proposal: Erection of a shed, pergola, internal garden walls, replacement wall and trellis (retrospective)
 Location: 16 Loop Street, Sandwich, CT13 9HE

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

Planning Application Ref No – 23/00176

Proposal: Enabling works for the removal of failed fabric from the interior of the listed building to facilitate the erection of structural scaffolding.
 Location: 57 New Street, Sandwich, CT13 9BD

	<p>It was moved by Cllr P Carter and seconded by Cllr M Moorhouse and RESOLVED: that the Town Council comments: RECOMMENDATION: Strongly supports this planning application.</p> <p>Planning Application Ref No – 23/00420 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. Location: White Mills Wake And Aqua Park, Ash Road, Sandwich, CT13 9JB</p> <p>It was moved by Cllr D Marie and seconded by Cllr P Carter and RESOLVED: that the Town Council comments: RECOMMENDATION: Supports this planning application with the following comments that the Town Council does not support static caravans on site, the IDB report and conditions should be addressed, the noise from the site should be curtailed after 8pm, wildlife ponds to be installed and planting as detailed in design/application completed. One Member abstained.</p> <p>Planning Application Ref No – 23/00948 Proposal: Installation of four mechanical extract ducts to roof Location: Florey Chain House, Spitfire Way, Discovery Park, Sandwich</p> <p>It was moved by Cllr M Moorhouse and seconded by Cllr P Carter and RESOLVED: that the Town Council comments: RECOMMENDATION: Strongly supports this planning application.</p>
P.08.23.6	<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>P.08.23.7</p>	<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>DOVER DISTRICT COUNCIL in pursuance of the provisions of the Highways Act 1980, Section 115 HEREBY GIVES NOTICE THAT AN APPLICATION TO PLACE TABLES & CHAIRS ON THE HIGHWAY AT THE LOCATION DETAILED BELOW HAS BEEN RECEIVED.</p> <p>Furniture: 12 Tables 38 chairs Timings: 09:00 to 18:00 each day Location: Guildhall Forecourt, Outside The Sandwich Shop, 15a Cattle Market</p> <p>Written representations are invited concerning this application for a period of 28 days from the date of this notice and should be made to: Post: Licensing Section, Dover District Council, White Cliffs Business Park, Dover, CT16 3PJ or Email: licensing@dover.gov.uk or  online: https://forms.dover.gov.uk/xfp/form/1136</p> <p>Representations must include your name, address, and grounds of the representation in order to be accepted. Copies of all representations will be included in the papers presented to the Regulatory Committee and will therefore be passed into the public domain. Please note that there is an existing Street Furniture Consent in place.</p> <p>Email: licensing@dover.gov.uk DATED: 28th July 2023 LAST DATE FOR REPRESENTATIONS: 25th August 2023</p> <p>Members debated the street furniture application for an application to place 12 tables and 38 chairs on the highway in the location Guildhall Forecourt, outside The Sandwich Shop, Cattle Market, Sandwich. Following a short debate, it was agreed: It was RESOLVED: that the application from The Sandwich Shop for 12 tables and 38 chairs was not supported on the Guildhall Forecourt, outside The Sandwich Shop but a reduced number of tables to 8 and a reduction in the number of chairs up to 32 chairs were proposed. Town Clerk to send the representation to DDC.</p>
<p>P.08.23.8</p>	<p>Licensing: To consider any licensing notices and issues received from Dover District Council. No new applications have been received.</p>
<p>P.08.23.9</p>	<p>Enforcement: To consider any enforcement notices and issues received from Dover District Council. None to consider.</p>

<p>P.08.23.1 0</p>	<p>Correspondence: To receive and consider correspondence relating to planning matters, including notification of appeals against refusal of Planning Applications. Town Clerk shared the update on plans for Sea Link, the Great Grid upgrade – Suffolk to Kent – notice of formal consultation between October and December 2023. It was moved by Cllr P Carter and seconded by Cllr D Marie and RESOLVED: that the details were noted.</p>
<p>P.08.23.1 1</p>	<p>Verbal update from our Dover District Councillor on matters relating to planning. Cllr Friend did not attend the meeting but had shared details of an appeal for land south of Whitefriars Meadow, Sandwich with the Town Clerk – APP/X2220/W/23/3324453. The Town Clerk sought clarification and the hearing is scheduled to take place on 7th November 2023. The deadline for additional comments is 11th August 2023; the previous objections raised by STC on 18th November 2021 with all comments will be shared with the Planning Inspector who will consider them fully when deciding the appeal.</p>
<p>P.08.23.1 2</p>	<p>Meeting closed at 18.59 hours. Date of next Planning Committee Meeting: 13th September 2023</p>

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