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9 November 2022

Dear Councillor

NOTICE IS HEREBY GIVEN THAT a meeting of the **PLANNING COMMITTEE** will be held in the Council Chamber at these Offices on Thursday 17 November 2022 at 6.00 pm when the following business will be transacted.

Members of the public who require further information are asked to contact Democratic Services on (01304) 872303 or by e-mail at [democraticservices@dover.gov.uk](mailto:democraticservices@dover.gov.uk).

Yours sincerely

A handwritten signature in black ink, appearing to read "D A Hawkes".

Chief Executive

Planning Committee Membership:

J S Back (Chairman)  
R S Walkden (Vice-Chairman)  
M Bates  
D G Beaney  
E A Biggs  
T A Bond  
D G Cronk  
D A Hawkes  
P D Jull  
C F Woodgate

AGENDA

1      APOLOGIES

To receive any apologies for absence.

2      APPOINTMENT OF SUBSTITUTE MEMBERS

To note appointments of Substitute Members.

3      DECLARATIONS OF INTEREST (Page 5)

To receive any declarations of interest from Members in respect of business to be transacted on the agenda.

4 **MINUTES** (Pages 6-22)

To confirm the attached minutes of the meeting of the Committee held on 13 October 2022.

**ITEMS WHICH ARE SUBJECT TO PUBLIC SPEAKING**  
(Pages 23-27)

5 **APPLICATION NO DOV/21/00731 - LAND NORTH OF EASTLING DOWN FARM COTTAGES AND EAST OF SANDWICH ROAD, WALDERSHARE** (Pages 28-41)

**Change of use to Gypsy/Traveller Site for 8 pitches with 1 static caravan, 1 touring caravan, 2 parking spaces and dayroom per pitch (part retrospective)**

To consider the attached report of the Head of Planning and Development.

**Please note that, if the need arises for members of the Planning Committee to discuss the applicant's personal circumstances, members of the press and public will be excluded from the meeting during these discussions and re-admitted when they have finished.**

6 **APPLICATION NO DOV/22/00668 - LAND NORTH OF GUSTON AND THE LANE, GUSTON COURT FARM, GUSTON** (Pages 42-68)

**The erection of a solar farm with battery storage and associated infrastructure for a period of 40 years**

To consider the attached report of the Head of Planning and Development.

7 **APPLICATION NO DOV/22/00818 - RIPPLEVALE SCHOOL, CHAPEL LANE, RIPPLE** (Pages 69-77)

**Erection of temporary modular classroom building, alterations to parking layout and ancillary hard and soft landscaping (existing cabin and polytunnel to be demolished)**

To consider the attached report of the Head of Planning and Development.

8 **APPLICATION NO DOV/22/00820 - 37 THE MARINA, DEAL** (Pages 78-82)

**Erection of front and rear dormer roof extensions, front balconies to first and second floors, replacement windows and installation of glazing to gable end**

To consider the attached report of the Head of Planning and Development.

9 **APPLICATION NO DOV/22/00759 - BLUEBELL COTTAGE, CLIFFE ROAD, KINGSDOWN** (Pages 83-89)

**Erection of two-storey side and single storey rear extensions, insertion of 4 front and rear replacement windows, 1 new rear window and 1 new front**

window, relocation of side gate and steps, replacement fencing and gates, soakaway, front and rear patios (existing 2 outbuildings, conservatory, and single storey side extension to be demolished)

To consider the attached report of the Head of Planning and Development.

- 10 **APPLICATION NO DOV/22/00754 - REDWOOD, THE FORSTAL, PRESTON**  
(Pages 90-95)

**Erection of a building for use as a holiday let (existing outbuildings to be demolished)**

To consider the attached report of the Head of Planning and Development.

- 11 **APPLICATION NO DOV/22/00837 - 1 NORTH ROAD, KINGSDOWN** (Pages 96-102)

**Installation of 2 rooflights to rear roof slope and 1 side window to facilitate loft conversion; installation of 1 rooflight to rear projection and door to western side elevation and alterations to windows on rear elevation**

To consider the attached report of the Head of Planning and Development.

## **ITEMS WHICH ARE NOT SUBJECT TO PUBLIC SPEAKING**

- 12 **PLANNING FEES AND CHARGES 2023/24** (Pages 103-123)

To note the attached report of the Head of Planning and Development.

- 13 **APPEALS AND INFORMAL HEARINGS**

To receive information relating to Appeals and Informal Hearings, and appoint Members as appropriate.

- 14 **ACTION TAKEN IN ACCORDANCE WITH THE ORDINARY DECISIONS (COUNCIL BUSINESS) URGENCY PROCEDURE**

To raise any matters of concern in relation to decisions taken under the above procedure and reported on the Official Members' Weekly News.

### **Access to Meetings and Information**

- Members of the public are welcome to attend meetings of the Council, its Committees and Sub-Committees. You may remain present throughout them except during the consideration of exempt or confidential information.
- All meetings are held at the Council Offices, Whitfield unless otherwise indicated on the front page of the agenda. There is step free access via the Council Chamber entrance and an accessible toilet is available in the foyer. In addition, there is a PA system and hearing loop within the Council Chamber.
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- In order to facilitate the broadcast of meetings there have been cameras set up in the Council Chamber that communicate with Microsoft Teams Live. This enables meetings held in the Council Chamber to be broadcast for public viewing through the Council's website.

The meetings in which these cameras will be used include meetings of: (a) Council; (b) Cabinet; (c) General Purposes Committee; (d) Electoral Matters Committee; (e) Governance Committee; (f) Planning Committee; (g) General Purposes Committee and (h) Overview and Scrutiny Committee. Only agenda items open to the press and public to view will be broadcast.

These recordings will be retained for 30 days from the date of the meeting. The recordings will be uploaded to YouTube as soon as practicable after the day of the meeting. In normal circumstances this would be within 2 working days of the meeting. However, there may be circumstances where it will take longer. The recordings can be viewed on the Council's YouTube Channel - [Council meetings - YouTube](#)

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