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7 December 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 15 December 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

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**

To confirm the minutes of the meeting of the Committee held on 17 November 2022 (to follow).

**ITEMS WHICH ARE SUBJECT TO PUBLIC SPEAKING**

(Pages 6-10)

5 **APPLICATION NOS DOV/20/01566 AND DOV/20/01567 - WHITE CLIFFS HOTEL, HIGH STREET, ST MARGARET'S-AT-CLIFFE** (Pages 11-33)

**DOV/20/01566 - Change of use to and conversion into three dwellinghouses with associated parking, first-floor extension to one side with double-hipped roof and associated external/internal alterations (application for planning permission)**

**DOV/20/01567 - Alterations to facilitate conversion to three residential units including first-floor extension (application for listed building consent)**

**White Cliffs Hotel, High Street, St Margaret's-at-Cliffe**

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

6 **APPLICATION NO DOV/21/00141 - BARN AT STAPLE FARM, DURLOCK ROAD, STAPLE** (Pages 34-42)

**Change of use and conversion into four dwellings, associated parking and landscaping**

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

7 **APPLICATION NO DOV/21/01683 - SITE AT CROSS ROAD, DEAL** (Pages 43-58)

**Reserved matters application for details of layout, scale, landscaping and appearance for the erection of 100 dwellings pursuant to outline planning permission DOV/20/01125**

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

8 **APPLICATION NO DOV/20/00623 - CHURCH FARM, THE STREET, STAPLE** (Pages 59-77)

**Conversion of Kent barn and stable block to two residential dwellings (with associated works), erection of two semi-detached and one detached dwelling with associated parking (existing Dutch barn and side extension of Kent barn to be demolished)**

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

9 **APPLICATION NO DOV/22/00781 - HALFORDS LTD, GRANVILLE STREET, DOVER** (Pages 78-90)

**Change of use to gym (Use Class E(d)), in addition to existing non-food retail use, with external alterations to building (existing entrance lobby to be demolished)**

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

- 10 **APPLICATION NO DOV/22/00935 - 32 ALISON CRESCENT, WHITFIELD** (Pages 91-101)

**Change of use of outbuilding to gym for business use (Use Class E(d)) (retrospective)**

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

- 11 **APPLICATION NO DOV/21/01581 - FELDER LODGE, DEAL ROAD, WORTH** (Pages 102-114)

**Erection of two detached dwellings with associated parking (existing garage, outbuildings and swimming pool to be demolished)**

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

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

- 12 **APPEALS AND INFORMAL HEARINGS**

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

- 13 **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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