



Democratic Services  
White Cliffs Business Park  
Dover  
Kent CT16 3PJ

Telephone: (01304) 821199  
Website: [www.dover.gov.uk](http://www.dover.gov.uk)  
e-mail: [democraticservices@dover.gov.uk](mailto:democraticservices@dover.gov.uk)

11 January 2023

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 19 January 2023 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 6)

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 15 December 2022 (to follow).

**ITEMS WHICH ARE SUBJECT TO PUBLIC SPEAKING**

(Pages 7-11)

5 **APPLICATION NO DOV/22/01439 - 9 ORCHARD VIEW, ASH** (Pages 12-18)

**Erection of rear dormer extension to facilitate loft conversion**

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

6 **APPLICATION NO DOV/22/00749 - DEAL POLICE STATION, 43 LONDON ROAD, DEAL** (Pages 19-29)

**Change of use and conversion of existing building to create three terraced dwellings and erection of one pair of semi-detached dwellings with associated parking (part demolition of existing building)**

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

7 **APPLICATION NO DOV/22/00537 - 2 CORNERWAYS, WATERCRESS LANE, WINGHAM WELL** (Pages 30-37)

**Change of use of agricultural land for the siting of two glamping pitches for holiday lets, one converted horse box for use as WC/washing facilities, cycle/bin storage and associated parking**

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

8 **APPLICATION NO DOV/22/00768 - 215 ST RICHARDS ROAD, DEAL** (Pages 38-57)

**Erection of one detached, two pairs of semi-detached and three terraced dwellings (eight dwellings), cycle/bin store, new vehicular access and associated parking**

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

9 **APPLICATION NO DOV/22/01120 - CHERRY GARDEN, CHERRY GARDEN LANE, ASH** (Pages 58-77)

**Erection of three detached dwellings, six semi-detached dwellings, realignment of part of highway, new access and roadway, associated parking and landscaping**

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

10 **APPLICATION NO DOV/22/01216 - LAND SOUTH-WEST OF FIELDINGS,**

**STONEHEAP ROAD, EAST STUDDAL** (Pages 78-95)

**Erection of a detached dwelling with associated parking and landscaping**

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

11 **APPLICATION NO DOV/22/01245 - LAND ADJACENT TO HOURS, CHURCH ROAD, COLDRED** (Pages 96-113)

**Erection of bridge piers with railing, boundary fence, partial infill to section of former railway cutting, new planting and biodiversity enhancements (temporary hoarding and boundary wall to be removed)**

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

12 **APPLICATION NO DOV/22/00353 - RIPPLE COURT, WINGLETON LANE, RIPPLE** (Pages 114-128)

**Change of use of land for hosting of weddings (sui generis) with the stationing of a temporary marquee and associated parking**

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

13 **APPLICATION NO DOV/22/01282 - 28 CHURCH LANE, DEAL** (Pages 129-136)

**Change of use of summerhouse to Hairdresser/Beauty Salon (Use Class E) (retrospective)**

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

14 **APPLICATION NO DOV/22/00962 - BEACHCOMBERS, CLIFFE ROAD, KINGSDOWN** (Pages 137-144)

**Erection of single storey side and rear extensions, front porch and two rear dormer windows, one with Juliette balcony/railings; five rooflights, alterations to windows/doors, front first-floor balcony with railings, flue to side elevation, double garage with linked roof, solar panels, front garden wall/gate, 1.8-metre fence/gate, shed, garden room, raised rear platform with railings, 6-metre flagpole, bin storage, steps, patio/hardstanding, extension to vehicle access and driveway (existing porch, single storey rear extension, two dormer windows and two outbuildings to be demolished)**

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

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

15 **APPEALS AND INFORMAL HEARINGS**

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

16 **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.

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