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15 February 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 23 February 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.

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** (Pages 6-22)

To confirm the attached minutes of the meeting of the Committee held on 19 January 2023.

5 **ITEMS DEFERRED** (Page 23)

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

ITEMS WHICH ARE SUBJECT TO PUBLIC SPEAKING
(Pages 24-28)

6 **APPLICATION NO DOV/22/00652 - LAND SOUTH-WEST OF LONDON ROAD, DEAL**

Outline application for the erection of up to 155 dwellings with associated parking and means of access (all matters reserved except for access)

To consider the report of the Head of Planning and Development (to follow).

7 **APPLICATION NO DOV/21/01615 - THE OLD MALTHOUSE, EASOLE STREET, NONINGTON** (Pages 29-56)

Erection of 29 dwellings with associated access, parking and landscaping (existing industrial buildings to be demolished)

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

8 **APPLICATION NO DOV/20/01005 - PARCELS 7 AND 8 OF PHASE 2B, AYLESHAM VILLAGE EXPANSION, AYLESHAM** (Pages 57-68)

Submission of Reserved Matters application pursuant to Section 73 application DOV/19/00821 for approval of 73 dwellings, associated infrastructure, access, landscaping, layout, scale and appearance pursuant to outline planning permission 19/00821

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

9 **APPLICATION NO DOV/21/01826 - LAND NORTH-EAST OF DURLOCK BRIDGE, DURLOCK ROAD, ASH** (Pages 69-86)

Change of use of land to seasonal glamping to include the erection of 15 bell tents, 5 toilet/shower blocks, the stationing of a static caravan for on-site warden, siting of one storage container, 3 gated dog-walking pens and associated parking

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

10 **APPLICATION NO DOV/22/01225 - LAND ADJACENT TO FITZWALTER'S MEADOW, BOYES LANE, GOODNESTONE** (Pages 87-111)

Erection of three detached dwellings, associated parking and landscaping

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

- 11 **APPLICATION NO DOV/22/01466 - SUNNYMEADE, NELSON PARK ROAD, ST MARGARET'S-AT-CLIFFE** (Pages 112-122)

Erection of a detached dwelling (part retrospective)

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

- 12 **APPLICATION NO DOV/22/00962 - BEACHCOMBERS, CLIFFE ROAD, KINGSDOWN** (Pages 123-132)

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

- 13 **APPEALS AND INFORMAL HEARINGS** (Pages 133-134)

To consider the attached report on appeals and informal hearings.

- 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.

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