



Democratic Services
White Cliffs Business Park
Dover
Kent CT16 3PJ

Telephone: (01304) 821199
Website: www.dover.gov.uk
e-mail: democraticservices@dover.gov.uk

5 July 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 13 July 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:

M J Nee (Chairman)
D G Cronk (Vice-Chairman)
J S Back
D G Beaney
E A Biggs
N S Kenton
R M Knight
J P Loffman
S M S Mamjan
H M Williams

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** (Pages 7-18)

To confirm the attached minutes of the meeting of the Committee held on 1 June 2023.

5 **ITEMS DEFERRED** (Page 19)

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

ITEMS WHICH ARE SUBJECT TO PUBLIC SPEAKING
(Pages 20-24)

6 **APPLICATION NO DOV/22/01152 - BETTESHANGER COUNTRY PARK, SANDWICH ROAD, SHOLDEN** (Pages 25-88)

Erection of a 120-bed hotel (C1) building with associated spa facilities, gym, restaurant/bar, access, landscaping and parking

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

7 **APPLICATION NO DOV/20/00284 - 63 SANDWICH ROAD, ASH** (Pages 89-107)

(Hybrid Application):

(Phase 1) Full Application - erection of 18 dwellings and 4 flats, access, parking, associated infrastructure and landscaping and

(Phase 2) Outline Application - building comprising 10 flats and 5 dwellings (with all matters reserved except access and layout)

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

8 **APPLICATION NOS DOV/22/01701 & DOV/22/01702 - 74-80 HIGH STREET AND 67 MIDDLE STREET, DEAL** (Pages 108-123)

DOV/22/01701 - Planning Application: Erection of first and second-floor extensions, installation of new shopfronts, access doors, additional windows, to form 5 retail units and 17 residential dwellings

DOV/22/01702 - Listed Building Consent: Alterations and extension to form commercial and residential units. Proposed second-floor extension. Internal works to include demolition of existing walls and partitions and erection of new to all floors. External works to include installation of new shopfronts; insertion of 2 windows to ground floor rear elevation

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

9 **APPLICATION NO DOV/22/01666 - ASHEN TREE HOUSE, ASHEN TREE LANE, DOVER** (Pages 124-136)

Erection of 3 dwellinghouses with associated access, landscaping and

parking (outbuildings to be demolished)

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

- 10 **APPLICATION NO DOV/22/00143 - LAND ADJOINING CILCAIN, WINEHOUSE LANE, CAPEL-LE-FERNE** (Pages 137-148)

Erection of a detached dwelling, new vehicular access and associated parking

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

- 11 **APPLICATION NO DOV/23/00401 - LAND SOUTH OF CAULDHAM LANE, CAPEL-LE-FERNE** (Pages 149-178)

Outline application for the erection of up to 16 dwellings (with all matters reserved except for access)

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

- 12 **APPLICATION NO DOV/22/00931 - LAND ADJOINING THE MINNS, MANTLES HILL, RIPPLE** (Pages 179-190)

Change of use of land and erection of a single storey detached building for use as holiday let (container to be removed)

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

- 13 **APPLICATION NO DOV/21/01615 - THE OLD MALT HOUSE, EASOLE STREET, NONINGTON** (Pages 191-244)

Erection of 27 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.

ITEMS WHICH ARE NOT SUBJECT TO PUBLIC SPEAKING

- 14 **APPEALS AND INFORMAL HEARINGS** (Pages 245-247)

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

- 15 **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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