



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 December 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 14 December 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 5)

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

4 **MINUTES** (Pages 6-15)

To confirm the attached minutes of the meeting of the Committee held on 9 November 2023.

ITEMS WHICH ARE SUBJECT TO PUBLIC SPEAKING

(Pages 16-20)

5 **APPLICATION NO DOV/23/01095 - BETTESHANGER COUNTRY PARK, SANDWICH ROAD, SHOLDEN**

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

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

6 **APPLICATION NO DOV/22/01158 - BETTESHANGER COUNTRY PARK, SANDWICH ROAD, SHOLDEN**

Erection of a surfing lagoon and pools; hub building (to include café/restaurant/bar/lounge, shop, hiring and changing facilities and multi-use space); 15 overnight holiday pods; learning hive, yoga studio, fitness/health and wellbeing facilities, bicycle/pumptrack and associated roads, paths, car and cycle parking, together with landscaping and necessary access works and associated site infrastructure

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

7 **APPLICATION NO DOV/23/00473 - JOSSENBLOCK FARM, EAST LANGDON**
(Pages 21-33)

Erection of a dwelling and detached garage

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

8 **APPLICATION NO DOV/23/00770 - 15 THE GRANGE, SHEPHERDSWELL**
(Pages 34-43)

Erection of a dwelling and associated vehicle access

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

9 **APPLICATION NO DOV/22/01353 - DRELLINGORE BARN, STOMBERS LANE, DRELLINGORE, ALKHAM** (Pages 44-59)

Change of use and conversion of a farm building to dwelling; erection of an annexe for ancillary use/holiday let; alterations to granary building, erection of car barn, associated car parking, boundary wall, formation of new gated vehicular access, landscaping, biodiversity enhancements and installation of cesspool (existing buildings to be demolished)

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

10 **APPLICATION NO DOV/23/00984 - ANCHORS, HAWKSHILL ROAD, WALMER**
(Pages 60-69)

Erection of a two-storey rear extension with external cladding, solar photovoltaic panels to roof, replacement roof, balustrade and terrace over porch; erection of an outbuilding, rear path, replacement windows, drainage and formation of a vehicular access and parking (existing garage to be demolished)

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

11 **APPLICATION NO DOV/22/01652 - DANEFIELD HOUSE, ST MARY'S GROVE, TILMANSTONE** (Pages 70-94)

Outline application for the erection of 1 self-build dwelling (all matters reserved except access) following demolition of former dwelling

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.

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