



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)

6 March 2024

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 March 2024 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:

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**

To confirm the minutes of the meeting of the Committee held on 22 February 2024 (to follow).

5 **ITEMS DEFERRED** (Page 6)

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

**ITEMS WHICH ARE SUBJECT TO PUBLIC SPEAKING**  
(Pages 7-11)

6 **APPLICATION NO DOV/23/00690 - LAND SOUTH SIDE OF FERNE LANE, EWELL MINNIS** (Pages 12-20)

**Change of use of land for the keeping of horses and erection of stable building and installation of planted bund (Retrospective)**

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

7 **APPLICATION NO DOV/23/01113 - DOLITTLE FARM, WESTCLIFFE PADDOCK, DOVER ROAD, WESTCLIFFE** (Pages 21-29)

**Temporary (3 year) change of use of land to a mixed use of agriculture and siting of 2 caravans for residential use; construction of a hard surface and associated landscaping (Retrospective)**

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

8 **APPLICATION NO DOV/23/00679 - THE OLD RECTORY, CHURCH HILL, EYTHORNE** (Pages 30-59)

**Variation of Condition 2 (approved plans) for amendments to DOV/17/00246 relating to pedestrian access, creation of opening in listed wall and repositioning of plots 1, 2 and 3 (S73) (Erection of 9 detached dwellings, landscaping, creation of vehicular access and parking)**

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

9 **APPLICATION NO DOV/23/00918 - 2A CANADA ROAD, WALMER** (Pages 60-68)

**Erection of detached dwelling with 2-metre fencing and associated parking (existing building to be demolished)**

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

10 **APPLICATION NO DOV/23/01128 - THE SARACEN'S HEAD, 1 ALFRED SQUARE, DEAL** (Pages 69-81)

**Change of use and conversion to residential dwelling, with associated internal**

**and external alterations (existing rear extension to be demolished)**

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

- 11 **APPLICATION NO DOV/22/01341 - LAND NEXT TO 95 ST GEORGE'S ROAD, SANDWICH** (Pages 82-103)

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

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

- 12 **APPLICATION NO DOV/24/00038 - 11A THE MARINA, DEAL** (Pages 104-112)

**Erection of a second-floor extension with front terrace and balustrade, replacement door/windows and alterations to external finishes**

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**

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

- 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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and (h) Overview and Scrutiny Committee. Only agenda items open to the press and public to view will be broadcast.

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