

1) Stephen Courts

I have considered this application and have visited the site, noting the proposed location of the hot food and drink outlet.

The proposed location is immediately adjacent to a residential garden. As such, I have concerns regarding the potential for cooking odours to affect the amenity of the garden and **object** to the application.

Environmental Health
Dover District Council

2) Robby Whitfield

I would like to strongly object to this application as this is in a conservation area. I would have thought they would additionally need a planning application for this, which is very unlikely as they are proposing to be located very close to a grade2* listed building, the only residential one in Dover and a building that should be cherished. Perhaps they could move this to another part of town.

Robby & Fleur Whitfield
Central Photography
10 Victoria Park
Dover Kent
CT16 1QR

3) Derek Leach

I wish to object to this application for the following reasons:

The site is close to a Grade II Star listed building – less than a foot from the curtilage of Castle Hill House which is Dover's only residential Grade II* Listed Building.

It would operate within thirty feet of the St James Church ruin and White Horse Public House, both Grade II Listed Buildings.

This Street Trading operation needs not just a Street Trading Consent to trade on the site, it also needs planning permission. At this time, there is no such planning permission.

The site would attract customers both in cars and on foot at a very busy traffic junction.

24 Riverdale
River
Dover CT17 0QX

4) Denise Smith

With regard to the Street Trading Licence applied for, as detailed below, I object in the strongest possible terms. This is in a conservation area and next to one of the best historic homes in Dover and adjacent to our wonderful monument, St James Church.

This clearly is NOT the place for such a venture.

The smell of cooking and the possibility of people lurking around there, dropping litter and encouraging vermin on one of the major traffic hubs in Dover is ridiculous, not to mention the fact that there are restaurants and cafes within a few yards of the venue makes this a very ill thought out plan.

Local residents already feel upset that a car wash has opened up again in that venue, and would much prefer that a legitimate and useful business could use that prime retail site. Having been soaked when passing on the pavement, it is with regret we saw this re-opened. To place a burger van in this venue just adds to the disappointment. Whilst understanding there is a market for street food, a Conservation area, with a very busy road and multiple turnings is definitely not a suitable place especially as there is not a great footfall on that pavement, other than residents or people having their cars washed.

Lifeboat Lodge
4, East Cliff
Dover, CT16 1LX

5) John Wiggell

The application for a Burger Van Street Trading Consent has been drawn to my attention and having read the regulations and guidance for this type of venture as well as those for siting it in a conservation area and adjacent to a Grade 2 Star listed building I would wish to object to the granting of either a trading permit / consent or for planning permission.

Yours sincerely,
John Wiggell
J F WIGGELL
Brookfield House
Brookfield Place
CT16 2AE

6) PG Sherratt

I would refer to the above application and make comments as under from The Dover Society.

This application is within the Castle Conservation Area and adversely affects various listed buildings including a Grade 2* Listed building as well as the quality of life to adjacent properties caused by cooking smells. As the site has not secured planning consent we would URGE this application is declined.

P.G.Sherratt
Chair, Planning Committee
The Dover Society

7) Christine Pike

I would like to put in an objection to the proposed burger van being sited at the car wash premises in Maison Dieu Road at it's junction with castle Hill.

The area is already blighted by having a car wash in he vicinity of this beautifully historic area and to put a burger van there would attract mayhem to an already difficult junction. Christine Pike Dear sir, I would like to formally oppose permission for this burger van.

It is totally out of place in such a beautiful and historic area , near to Dover Castle, near to the very historic Castle Street and near the 11th Century St.James Church.

How can you possibly even consider this!!

Christine Pike
173 The Gateway

8) Petra Riemenschneider

I strongly object to the application made on the 2nd of July 2020 by Donna Anson for a STREET TRADING CONSENT on the Raymar Car Wash Forecourt, Ferry Approach, Maison Dieu Road Dover, to trade as a seller of hot and cold food and drink from the said site.

The Street Trading Consent should not be granted on the following grounds:

- The said site is not suitable for the proposed Street Trading, it is within a conservation area and the street trading would operate less than a foot from the curtilage of Castle Hill House which is Dover's only residential Grade II Star Listed Building. It would be located within less than thirty feet of the St James Church ruin and White Horse Public House, both Grade II Listed Buildings.

No planning permission has been granted, which would be needed for a street trading consent on this site.

If a Street Trading Consent were to be granted, it would breach:

- Primary Legislation set out in Sections 16(2) - 66(1) and 72(1) of the Listed Buildings and Conservation Areas Act 1990;

- Dover District Core Strategy 2010;

- the NPPF where it clearly states "Development that fails to give due weight to protecting the historic environment, is not suitable for development"; consent would also contravene Section 134 - Section 137 of the NPPF and not be in line with Paragraph 17 of NPPF;

- Section 12 of the NPPF - Statement 12.125 of the Dover District Heritage Strategy and Section 1.3 of the Kent Design Guide. Further it would cause harm to the neighbouring residents of the Grade II Star Listed Castle Hill House, which, is contrary to Paragraph 17 of the NPPF and the principles of DDC Core Strategy;

- Sections 79(1) -(4) and (5) of the Environmental Protection Act 1990 thus causing a Statutory Nuisance.

Petra Riemenschneider
6 Victoria Park

Dover CT161QR

9) Louis Melville

I would like to vehemently object to the **application made on the 2nd of JULY 2020 by Donna Anson for a STREET TRADING CONSENT on the Former Ferry Approach Filling Station Site seemingly now known as the RAYMAR CAR WASH FORECOURT Ferry Approach, Maison Dieu Road Dover, to trade as a seller of HOT AND COLD FOOD and DRINK seven days a week from the said site in a white mobile catering caravan situated at the end of the said site nearest to St James church.**

PLEASE NOTE FOR CLARITY: the Signage on the site states it is called **RAMYAR** CAR WASH (not RAYMAR)

PLEASE ALSO NOTE FOR CLARITY: the said site's planning permission as granted is SUI GENERIS and the said site is within a Conservation area.

PLEASE ALSO NOTE: Grade II Star listed buildings are particularly important buildings of more than special interest. 5.8% of all listed buildings in the UK are Grade II Star.

This application for Street Trading Consent would operate less than a foot from the cartilage of Castle Hill House which is Dover's ONLY residential Grade Two Star Listed Building.

This applicant's business also would sit within less than thirty feet of the St James Church ruin and White Horse Public House, both Grade Two Listed Buildings.

This consent should not be granted on the following Grounds:

1- This Street Trading operation needs not just a Street Trading Consent to trade on the said site, it also needs a planning permission. At this time, there is NO PLANNING PERMISSION for STREET TRADING form the said site.

2- If a Street Trading Consent were to be granted, it would breach Primary Legislation set out in Sections 16(2) - 66(1) and 72(1) of the Listed Buildings and Conservation Areas Act 1990.

3- If a Street Trading Consent were to be granted, it would breach Dover District Core Strategy 2010.

4- If a Street Trading Consent were to be granted, it would breach the NPPF where it clearly states "DEVELOPMENT THAT FAILS TO GIVE DUE WEIGHT TO PROTECTING THE HISTORIC ENVIRONMENT, IS NOT A SUITABLE DEVELOPMENT"; consent would also contravene Section 134 - Section 137 of the NPPF and not be in line with Paragraph 17 of NPPF.

5- If a Street Trading Consent were to be granted it would breach Section 12 of the NPPF - Statement 12.125 of the Dover District Heritage Strategy and Section 1.3 of the Kent Design Guide.

6- If a Street Trading Consent were to be granted, it would cause harm to the neighbouring residents of the GRADE TWO STAR LISTED Castle Hill House which, is contrary to Paragraph 17 of the NPPF and the principles of DDC Core Strategy.

7 - If a Street Trading Consent was granted it would breach sections 79(1) -(4) and (5) of the Environmental Protection Act 1990 thus causing a Statutory Nuisance.

8- If a Street Trading Consent were to be granted it would breach the Human Rights of the residences of Castle Hill House under section one of the Human Rights Act 1998.

In short this application to Street Trade from the said site fails at every level to meet the weight in its favour needed to outweigh legislation weighed against it under planning legislation, both by Local and Central Government, thus should not be granted STREET TRADING CONSENT to operate on the said site.

Furthermore the catering caravan should be removed from the said site immediately to help repair some of the ongoing damage that has already been done to the setting of the Grade II Star listed building, the Grade II listed buildings and the conservation area, if street trading consent is not granted.

I formally request this objection to be lodged for the public records and taken into consideration when reviewing this application to Street Trade from the said site.

Louis Melville
CASTLE HILL HOUSE
7 CASTLE HILL ROAD DOVER
KENT CT 16 1QG

10) Diane French

This application for a Street Trading Consent shows no regard for the settings of Castle Hill Conservation area, the Grade Two Star listed Castle Hill House and Grade Two Listed White Horse Inn and the St James's Church ruin monument. The immediate area already has more than adequate 'fast food' provision directly opposite the site on the St James development – the likelihood of noise, unpleasant odours, litter and general disturbance to the residents of this protected area is very high – and to say that it would somewhat 'lower the tone' of the area is an understatement. The location is also directly adjacent to a somewhat tricky road junction and pedestrian crossing – the distraction at this particular location where concentration is most certainly needed, would seem to me to pose a threat to the safety of car users – and therefore, pedestrians.

Sincerely

Mrs Diane French
Maison Dieu Guest House
89 Maison Dieu Road
Dover
CT16 1RU

11) Alastair Dimech

As a resident living within a stones throw of this proposal I strongly object to consent been granted on the following grounds:

- 1/. The Burger **Van** is already on site and adds another carbuncle to what presumably is supposed to be a Conservation Area.
- 2/. The existing Ramyar Car Wash Forecourt is in its self already an eye sore within the Conservation Area and main approach to Dover Castle and been so close (One could say attached) to Castle Hill House.
- 3/. The smell of cooking together with the waister will attract vermin and pesky seagulls.
- 4/. There are several Guesthouses in this area and I feel guests and tourists to the Castle do not need this vision to distract from their memories of Dover, The Castle, The White Cliffs and Dover's many other attractions.
- 5/. I am not against the Burger Van but against it been placed in such an historical setting.
- 6/. Castle Hill House grade 2 star listed is too valuable to have another carbuncle almost attached to it.
- 7/. There is already a Burger **Bar**, less than 100 yards across the road in the new St. James Street development from this site.

Alastair Dimech.
2, Laureston Place
Dover
CT16 1QX.

12) Jeremy and Sheila Cope

We wish to strongly object to the above application on the following grounds:-

- 1)The sale of food and drink from a van or similar facility is entirely inappropriate to this location which is a Conservation Area.
- 2)The site is next to and immediately below the II*listed Castle Hill House and close to the Old St James Church, also a grade II listed building.
- 3)It is adjacent to the White Horse Public House which dates back to 1365.
- 4)Because of the history of this area it is an attraction to tourists on their way to the Castle.
- 5)It is common for such hot food outlets to create smells and noise which the residents of the adjacent properties should not have to tolerate.
- 6)Furthermore there is already an abundance of cafes, restaurants and food outlets in

the nearby St James Shopping Precinct and Castle Street sufficient to cater for all tastes.

Jeremy and Sheila Cope
53 Park Avenue
Dover CT16 1HD

13) Julia Stavrietsky

I would like to submit my MOST HEARTFELT OBJECTION to the application made on the 2/07/2020 by Donna Anson for a street trading consent on the **Former Ferry Approach Filling Station Site at the RAYMAR CAR WASH FORECOURT Ferry Approach, Maison Dieu Road Dover** (please note the signage on the carwash site states it is called "RAMYAR HAND CAR WASH")

As the owner of Castle Hill House, Dover's only Grade II Star listed residential property, my family and I would be directly affected by this proposed street trading application, as the Ferry Approach forecourt where the said car wash is currently operating and the proposed siting of the burger van/catering caravan is situated, is directly adjacent to the rear elevation curtilage wall of my property within LESS THAN ONE FOOT.

As you may be aware, the Burger caravan in question, owned by Donna Anson, was initially open and trading for two days ILLEGALLY in June 2020 before DDC requested them to cease trading due to lack of license and planning permission.

It became self-evident within those two days of their illegal trading, that not only did the burger caravan on the site compromised the setting of Grade II Star Listed Castle Hill House and the conservation area, it also produced **the most revolting, stomach-churning odorous cooking smells of old reused cooking oil which permeated the immediate area and made it impossible for us to open our windows, enjoy our garden or air laundry in the fresh air.** Things were so bad that if we had opened our windows during those hot stifling days, the combination from the noise from the car wash and the odorous cooking smells would have made it impossible to enjoy our right to peaceful and enjoyable home, accompanied with smells which would have permeated our furniture, curtains and clothes, rendering rooms unusable for days.

Please note that even though they know they haven't got a planning permission, they still have shown the presumption to apply for street trading consent, figuring if they get that, they will then apply for retrospective planning permission.

As there is no planning permission in place for the burger van on this site, it would mean the whole site's planning permission would have to be changed and re-applied for. No license should be granted before any planning permission regarding the site acknowledging its change of status is granted, allowing the burger van to be included as a business operation on the site.

The weight of granting the trading license does not outweigh the damage to the setting of a Grade II Star listed building, which is Castle Hill House, the conservation area and the other listed buildings within close proximity to the proposed siting of the burger van;

these other listed buildings include The White Horse public house and St James's church, which is a site of daily tourist interest.

Sincerely,

Julia Stavrietsky
Castle Hill House
Castle Hill Road
Dover CT16 1QG

14) Stuart Fox

I am writing to raise an objection against the proposed street trading burger van to be sited on The Raymer Car Wash forecourt, more specifically within less than a 100 metres of the ruins of the historic St James Church and White Horse Inn. Aside from the fact it is a blight on the landscape - and not in keeping with the historic castle ward - I have already witnessed first-hand the increase in litter from individuals having been to the van then sat on the forecourt wall eating their goods and discarding their litter on the ground across from the aforementioned church and pub. As one of the publicans of the White Horse, we already "unofficially" clear rubbish away from the front of St James Church, clear litter and alcohol beverage cans, human faeces (Yes!!) from the grounds of St James Church. The opening of Burger King diagonally across from us heralded a new branch of litter being dumped or blown over to us and I am fearful that yet another junk food outlet will lead to more litter being discarded in this area. Hubert passage is a heavily used thoroughfare for tourists heading to the castle and surely, as a much publicly maligned town, we must be doing our utmost to lift the negative connotations associated with this town. A burger van throwing out noxious food smells, increased litter coupled with its rather unsightly appearance will not benefit this town.

Thank you for your kind consideration,

Yours Sincerely,

Stuart Fox
White Horse Inn
St James Street
Dover CT16 1QF

15) Janet Dagys

I strongly object to the application made on the 2nd of JULY 2020 by Donna Anson for a STREET TRADING CONSENT on the Former Ferry Approach Filling Station Site seemingly now known as the RAYMAR CAR WASH FORECOURT Ferry Approach, Maison Dieu Road Dover, to trade as a seller of HOT AND COLD FOOD and DRINK seven days a week from the said site in a white mobile catering caravan situated at the end of the said site nearest to St James church.

This application is for a site in the Castle Hill Conservation Area would degrade this area and would not be making Dover the best it can be, rather, the opposite. The application for a Street Trading Consent shows no regard for the settings of Castle Hill Conservation

area, the Grade Two Star listed Castle Hill House and Grade Two Listed White Horse Inn and the St James's Church ruin monument.

There is also already an established Burger vendor, Burger King, across the road at the entrance to the St. James shopping centre.

I urge you to reject this application.

Regards,
J. Dagys

16) Sarah Dimech

As a former resident of this conservation area and as someone who regularly visits family and friends in the area I would like to make an objection to the site RAMYAR CAR WASH for a street trading licence.

The application for a Street Trading Consent shows no regard for the settings of Castle Hill Conservation area, the Grade Two Star listed Castle Hill House and Grade Two Listed White Horse Inn and the St James's Church ruin monument.

This Street Trading operation needs not just a Street Trading Consent to trade on the said site, it also needs a planning permission. At this time, there is NO PLANNING PERMISSION for STREET TRADING from the said site.

If a Street Trading Consent were to be granted, it would breach the following legislation

- Primary Legislation set out in Sections 16(2) - 66(1) and 72(1) of the Listed Buildings and Conservation Areas Act 1990.
- Dover District Core Strategy 2010.
- NPPF where it clearly states "DEVELOPMENT THAT FAILS TO GIVE DUE WEIGHT TO PROTECTING THE HISTORIC ENVIRONMENT, IS NOT A SUITABLE DEVELOPMENT"; consent would also contravene Section 134 - Section 137 of the NPPF and not be in line with Paragraph 17 of NPPF.
- Section 12 of the NPPF - Statement 12.125 of the Dover District Heritage Strategy and Section 1.3 of the Kent Design Guide.
- Sections 79(1) -(4) and (5) of the Environmental Protection Act 1990 thus causing a Statutory Nuisance.
- Human Rights of the residences of Castle Hill House under section one of the Human Rights Act 1998.

As well as causing harm to the neighbouring residents of the GRADE TWO STAR LISTED Castle Hill House, which, is contrary to Paragraph 17 of the NPPF and the principles of DDC Core Strategy.

The permission should not be granted and further action to remove the vehicle from the site should immediately follow.

Kind Regards,
Sarah Dimech