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MINUTES OF PROCEEDINGS

At the meeting of the Council for the District of Dover held at the Council Offices, Whitfield on Wednesday, 12 October 2022 at 6.00 pm.

Present:

Chairman: Councillor M D Conolly

Councillors:

J S Back	D R Friend	C A Vinson
M Bates	D Hannent	R S Walkden
S H Beer	J P Haste	P Walker
T A Bond	P D Jull	H M Williams
P M Brivio	L A Keen	C F Woodgate
N J Collor	S C Manion	C D Zossedter
D G Cronk	O C de R Richardson	

Officers:

- Chief Executive
- Strategic Director (Operations and Commercial)
- Head of Governance and HR
- Head of Planning and Development
- Planning Policy and Projects Manager
- Principal Policy and Infrastructure Planner
- Planning Solicitor
- Democratic and Corporate Services Manager
- Democratic Services Officer
- Democratic Services Officer

33 APOLOGIES

Apologies for absence were received from Councillors T J Bartlett, D G Beaney, E A Biggs, S S Chandler, D A Hawkes, M F Hibbert, N S Kenton, K Mills, D P Murphy and M Rose.

34 DECLARATIONS OF INTEREST

The Principal Lawyer – Planning provided general advice to Members on the Code of Conduct in relation to interests and the Local Plan.

There were no declarations of interest made by Members.

35 ANNOUNCEMENTS

The Chairman advised that he would defer announcements to the scheduled meeting to be held on 19 October 2022.

36 DOVER DISTRICT LOCAL PLAN PUBLICATION (REGULATION 19) AND SUBMISSION (REGULATION 22)

The Head of Planning and Development presented the report on the Dover District Local Plan Publication (Regulation 19) and Submission (Regulation 22).

Members were given an overview of the Local Plan and the tests that it would have to satisfy to gain approval. The Head of Planning and Development made reference to the idea of deferring consideration of the Local Plan until after the Government's intentions were clearer and advised Members that this was not recommended as the proposed reforms dating from 2020 had yet to be brought forward and it was unclear when any further new legislation would be forthcoming. It was stated that the Council was required to have an adopted Local Plan in place by December 2023 and that until then there was a risk to the Council's ability to control unwanted development. The Council also needed to submit the Local Plan before March due to the potential need for further housing sites if delayed until after the issue of new housing number targets.

The Planning Policy and Projects Manager informed Members that it was proposed to publish the Local Plan on 21 October 2022 and run the Regulation 19 consultation until 9 December 2022. As part of the consultation, the Council would:

- Deposit copies of the Local Plan in local libraries;
- Publish copies of the Local Plan online;
- Hold 4 in-person events;
- Hold 2 on-line events; and
- Provide Town and Parish Councils with posters, leaflets and hard copies of response forms. Town and Parish Councils could also request a hard copy of the plan for depositing at their offices.

Responses to the Local Plan would need to address four legal tests as follows:

- That it was positively prepared;
- That it was justified;
- That it was effective (deliverable); and
- That it was consistent with national policy

The Council could make amendments to the Local Plan based on the comments received and the comments would also be considered by the Inspector.

It was moved by Councillor J S Back and duly seconded by Councillor C D Zosseder

- (a) That the Dover District Local Plan 2040 Submission Version (Regulation 19) and the accompanying Sustainability Appraisal and Habitats Regulations Assessment be approved for Publication for a period of 7 weeks.
- (b) That, following publication, the Dover District Local Plan Submission version and supporting documents be submitted to the First Secretary of State for Examination, together with the Regulation 19 representations and a summary thereof.
- (c) That authority be delegated to the Head of Planning and Development in consultation with the Portfolio Holder for Planning and Environment to prepare an addendum to the Plan with proposed changes that may be necessary to address soundness issues raised by representations received in response to the Regulation 19 Publication, that can be submitted with the Plan to be considered by the Inspector during the examination process.

- (d) That authority be delegated to the Head of Planning and Development in consultation with the Portfolio Holder for Planning and Environment, to make any necessary editorial changes and minor amendments to the Dover District Local Plan Submission Version, Sustainability Appraisal and Habitats Regulations Assessment, prior to publication, submission and during the Examination, to assist with clarity, consistency, explanation, and presentation.

Members discussed the following matters:

- Whether the Local Plan should be paused to allow consideration of the outcome of the Council's Levelling Up bid and the Kent Enterprise Zone bid as it was felt that these would have an impact on the Local Plan;
- The importance of having infrastructure in place prior to developments being delivered. It was suggested that the Council should seek guarantees from the Government that infrastructure improvements would be funded before submitting the Local Plan;
- That as the number of deaths in the district exceeded the number of births, there needed to be clearer explanation as to why the number of houses projected was needed;
- Officers confirmed in response to a question that 355 houses at 3 sites were proposed for Eythorne;
- That there was no justification for a North Deal relief road based on current housing number projections and that this would be something for the next Local Plan to consider;
- To question why the Farthingloe site had been removed given the number of houses the scheme could deliver;
- The importance of planning for parking in Dover to support local businesses and tourism;
- To welcome the proposed affordable housing and express the hope that the supply of new houses would keep house prices down;
- To welcome the environmental and climate change measures contained within the Local Plan;
- To emphasise the importance of the local, regional and national highways infrastructure in supporting any new development; and
- The means by which the Local Plan would be publicised.

Councillor L A Keen, duly seconded by Councillor H M Williams, moved an AMENDMENT

- (e) That paper copies of the full Local Plan and response forms be deposited in village and community halls and with Town and Parish Councils.

On being assured by the Planning Policy and Projects Manager that all Town and Parish Councils would be provided with a hard copy of the full Local Plan on request, Councillor L A Keen, with the consent of her seconder, withdrew her amendment.

On being put to the meeting, it was

RESOLVED: (a) That the Dover District Local Plan 2040 Submission Version (Regulation 19) and the accompanying Sustainability Appraisal and Habitats Regulations Assessment be approved for Publication for a period of 7 weeks.

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37 URGENT BUSINESS TIME

There were no items of urgent business for consideration.

The meeting ended at 7.06 pm