

RIVER PARISH COUNCIL

Minutes of a Meeting of the Planning Committee

Held at 2.15pm on Friday 16th December 2022 at River Methodist Church

PRESENT: Cllr. Beresford (in the Chair), Cllr. Atkins, Cllr. Gunzi and Cllr. Innes

IN ATTENDANCE: Mr. A. Denyer (Parish Clerk) and one member of the public

1. APOLOGIES FOR ABSENCE: Cllr. Taylor, Cllr. Dixon, Cllr. Jones and Cllr. Underhill

2. DECLARATIONS OF INTEREST: There were none.

3. PLANNING APPLICATIONS

(i) DOV/22/01459 | Garage Conversion to habitable accommodation, alterations to rear door and windows (part demolition of existing garage) | 34 Minnis Lane, River, CT17 0PR – No comments.

(ii) DOV/22/01437 | Erection of first floor extension and conversion of garage to create ancillary annexe and single storey rear extension (existing conservatory to be demolished) | 28 River Street, River, CT17 0RB – No comments.

(iii) DOV/22/01098 | Erection of a detached dwelling (existing garage to be demolished) (revised design) | Land Rear Of 57 Valley Road And Fronting Beresford Road, River, CT17 0QW – No comments.

(iv) DOV/22/01426 | Erection of a single storey rear extension, rear/side patio, steps and 2 no. gullies | Waterfall Cottage, Alkham Road, Temple Ewell, CT16 3EE – No comments.

(v) DOV/22/01078 | Reconfigure rear roofslope with a pitched roof and insertion of rooflights to rear | 27 Deanwood Road, River, CT17 0NT – No comments.

4. PLANNING CORRESPONDENCE

Re: Gorse Hill works (Enforcement Notice ENF/21/00448)

Following an enquiry by the Clerk, the following information was received regarding the investigation: *The clearance of vegetation is not development and therefore does not require planning permission. The site is not within a Conservation Area and the trees were not covered by a Tree Preservation Order, therefore there has been no offences in that regard.*

A U1 Licence was issued by the EA allowing importation of material onto the site to fill the quarry and raise the level of the land to that of the surrounding area. This was carried out without the benefit of planning permission. The change in land levels does not result in significant harm to the character/appearance of the countryside and to the AONB. There have been no changes of use of the land, it has been reseeded with grass and in terms of visual impact there is no harm to the character and appearance of the countryside. Following consultation, the Environment Agency have not raised any objection to the development. A Planning Application was invited but not submitted. The unauthorised development does not appear to be contrary to the aims and objectives of the NPPF and does not conflict with local planning policy. In the event that there is a change of use of the land, the Planning Enforcement Team can carry out further investigations.

4. DECISIONS MADE BY DOVER DISTRICT COUNCIL

- i. DOV/22/01259 | Erection of a front conservatory extension | 66 Deanwood Road, River, CT17 0NU – permission granted
- ii. DOV/22/01261 | Erection of detached annexe for ancillary use (existing garage to be demolished) | 8 Meadway, River, CT17 0PS – permission granted
- iii. DOV/22/01212 | Erection of a single storey rear extension, front timber balcony and associated external alterations (existing conservatory demolished) | 138 Lower Road, River, CT17 0RW – permission granted
- iv. DOV/20/00038 | Erection of 6 dwellings (full description available) | Railway Bell PH, 120 London Road, River, CT16 3AD – permission granted
- v. DOV/22/01042 | Erection of 1.8m high boundary fencing (retrospective) _ 47 Coxhill Gardens, River, CT17 0PX – permission refused

5. ANY OTHER PLANNING ITEMS FOR INFORMATION: There were none.

Meeting closed at 2.50pm