AYLESHAM PARISH COUNCIL

October 2026 Planning, Environment and Transport Committee

Supplementary Report Agenda Item 7.7 Nonington Parish Council: Request for Support in Seeking DDC Clarification on Proposed Caravan Site and Reported Associated Works and Uses

Purpose

To consider Nonington Parish Council's request for support in seeking clarification from Dover District Council (DDC) about the caravan and camping proposals and reported associated works and uses at Highleas, Old Court Hill, CT3 3HS, near Palm Tree Lane. Members are asked to decide whether Aylesham Parish Council (APC) should support a joint enquiry and, if so, agree its scope.

Background

Nonington Parish Council's Chair Louisa Jarred contacted officers seeking APC's support. A written statement setting out the concerns and requested support was received on 23 October 2026.

DDC has confirmed to APC that Highleas lies within Nonington parish. APC has received no direct resident representations about the current proposals and did not submit a response to the Caravan and Motorhome Club consultation.

The notice seen by officers concerns a proposed five-pitch Caravan and Motorhome Club Certificated Location, reference 198-JH-PS-26. The stated consultation period was 25 August to 15 September 2026. The notice is an invitation to comment on certification; it does not confirm that certification has been granted.

Summary of Nonington's Request

Nonington's Chair has requested a joint approach to DDC to establish the position on planning, licensing and associated impacts. Her correspondence reports concerns about ground clearance, a bar or clubhouse, noise and a possible proposal for 26 tent pitches, with potential effects on traffic, parking and neighbouring residents. Questions were also raised about the display of consultation notices.

These are matters reported by Nonington. APC has not independently verified the works, activities, impacts or reported 26-pitch proposal.

Planning Records Reviewed

18/01374 - permission granted 12 July 2019. Conversion of a barn at Highleas into one dwelling. The decision includes requirements for landscaping, foul drainage and retention of approved vehicle parking and turning areas.

21/01386 - permission granted 1 June 2022. Three detached dwellings replacing workshop buildings, with associated access, parking, bin stores and cycle storage. Relevant conditions include:

- Condition 6: development to follow the approved foul and surface water drainage strategy, operational before first occupation. It expressly states: "No further connections shall be allowed."
- Condition 10: retention of the approved parking areas.
- Conditions 4 and 11: approval of finished levels and landscaping/boundary details respectively.

21/01386/A non-material amendment. The officer report recommends correcting the window-reveal measurement in condition 5 from 800mm to 80mm. The amendment decision notice has not been reviewed. The proposed correction does not concern camping or caravanning.

Neither residential permission grants camping or caravanning use. Their plans identify residential development areas, access and parking. A current camping site plan is needed to assess any overlap with those arrangements. The documents reviewed do not establish a breach of planning control. DDC would need to confirm the relevance of the conditions, including any subsequent approvals or variations; there is no evidence before APC that camping facilities connect to the drainage system covered by condition 6.

The 2022 officer report also records a granted Certificate of Lawfulness, reference 21/00279, for continued use of a caravan as a residential unit. The certificate and plan have not been reviewed. This history entry does not establish authorisation for a touring campsite.

For completeness, the 2022 officer report records APC as having "no comments" on housing application 21/01386. This is separate from the current Club consultation.

Published Licensing Information

DDC's published response to FOI request FI14385 lists a premises licence at Highleas. The list does not establish its current status, licensed area, authorised activities, hours or conditions. It should therefore not be assumed either that no licence exists or that the reported bar or clubhouse activities are covered by it.

Further Information and Enquiries

Further information has been requested from Nonington Parish Council about its consultation response, any subsequent Club correspondence, any contact with DDC and any case reference. A copy or photograph of the reported 26-tent-pitch notice, its location and any available site plan have also been requested.

Following the review, factual enquiries have been sent to:

Caravan and Motorhome Club: requesting the application's current status; confirmation of whether certification has been granted; and a copy of the certificate, associated conditions and site plan, or the proposed site plan if still under consideration.

DDC Licensing: requesting confirmation of the current premises licence, a copy including its plan and conditions, the areas and activities covered, authorised hours, any restrictions on users and any pending applications or variations.

Replies to these enquiries are awaited at the date of this report. Any material information received before the meeting will be provided to members.

The Club's published guidance describes Certificated Locations as accommodating a maximum of five units and states that ordinary tent camping is not permitted. The reported 26 tent pitches therefore require separate clarification; no supporting notice or authorisation has yet been verified by APC.

APC's Role

The location of the site outside Aylesham parish does not prevent APC from bringing reported concerns to DDC's attention. This is separate from APC's role as a consultee on planning applications.

In considering whether to support a joint report, Members should identify the potential implications for Aylesham parish, including any effects on local traffic, access or residents. Section 111 of the Local Government Act 1972 provides ancillary powers in connection with the Council's functions and parish business; it does not confer planning enforcement powers on APC.

Responsibility for assessing any suspected breach and deciding whether investigation or enforcement action is appropriate rests with DDC.

Matters for Consideration

Members are asked to consider Nonington Parish Council's request for support and whether they wish to meet with Nonington councillors to discuss the concerns and proposed joint approach.

The suggested way forward is for the reported concerns and available supporting information to be submitted to DDC's Planning Enforcement team for assessment. DDC would determine whether investigation or action is required and involve other relevant teams as appropriate.

Decision Requested

To determine Aylesham Parish Council's response to Nonington Parish Council's request, including whether to arrange a meeting with Nonington councillors and whether to support a joint report to DDC Planning Enforcement.

- End of report/item -