

PLANNING MEETING

I hereby give you notice that a meeting of the Planning Committee will be held at Shepherdswell Village Hall on Wednesday, 21 January 2026 at 1900hrs.

All members of the Planning Committee are hereby summoned to attend for the purpose of considering and resolving the business to be transacted at the Meeting as set out hereunder.

Please note that these meetings may be sound recorded.

Dated 16 January 2026

Jan Hancock, Parish Clerk

AGENDA

- 1. Apologies for Absence**
- 2. Minutes of the meeting held on the 19 November 2025**
- 3. Public participation limited to items on the agenda**
- 4. Declarations of Interest**

A Councillor who declares a DPI in relation to any item on the agenda will need to leave the meeting for the whole of that item and not be able to speak or take part, unless a relevant dispensation has been granted. A Councillor who declares an OSI will be able to speak on the item, but will be required to leave the meeting for the vote

- 5. Chair's Report**
- 6. St Andrew's Gardens Development – to RESOLVE to:**

- **Acknowledge** the email response received from Rebus Planning Solutions dated 15 January 2026.
- **NOTE** that the Parish Council's request for the Mill Lane access to be opened for two-way traffic **cannot be facilitated**.
- **NOTE** that the Parish Council's suggestion to reduce the number of units on the St Andrew's Gardens site is **not considered viable** by the developer.
- **NOTE** the architects' ongoing work regarding the relationship between Plot 17 and No. 40 St Andrew's Gardens, and **APPROVE** the Clerk making contact with the residents of No. 40 to offer further discussion.
- **NOTE** the confirmation that the footpath connection from the lower site will be **retained**.
- **NOTE** that the Construction Management Plan is being reassigned to a new Site Manager and will be re-issued for formal comment once complete.
- **NOTE** the update regarding ongoing discussions with Registered Providers concerning Affordable Housing provision.
- **CONSIDER** and, if appropriate, **AGREE** suitable dates for a public meeting with Guildcrest and the Design Team, and confirm any hall-booking requirements.

- 7. Applications and Decisions**

Ref: 25/01338

Location: 1 Millfields Shepherdswell CT15 7LN

Proposal: Erection of side and rear single storey extension (existing utility to be removed)

Ref: 25/01365

Location: The Old Tythe Barn Long Lane Shepherdswell CT15 7LX

Proposal: Erection of detached garage with ancillary first floor accommodation and vehicular access

Ref: 26/00014

Location: Sibertswold Place 77 Church Hill Shepherdswell Dover Kent CT15 7NT

Proposal: Fell two Sycamores (T1 and T3) and two Ash (T2 and T4), all the subject of Tree Preservation Order No 21 of 2025

Ref: 26/00022

Location: Parsonage Cottage Church Road Coldred Dover CT15 5AQ

Proposal: Erection of 1.5 storey rear extension, including new roof extension over existing and rear extension, replacement roof and conversion of first floor of detached garage to annexe (existing conservatory to be demolished)

Decisions from Dover District Council

Ref: 25/01162

Location: Whitehall Inn Cottage 21 Eythorne Road Shepherdswell CT15 7PB

Proposal: Prune back to trunk selected lateral branches overhanging garage roof of one Sycamore the subject of Tree Preservation Order No 4 of 1990

Permission Granted

Ref: 25/01173

Location: Westcourt Place 77 Westcourt Lane Shepherdswell CT15 7PU

Proposal: Crown reduce by approximately 4-5 metres in height and 2-3 metres in lateral spread of one Hornbeam (T1) the subject of Tree Preservation Order No 15 of 2008.

Permission Granted

Ref: 24/00579

Location: Land On The North West Side Of Eythorne Road Shepherdswell Kent

Proposal: Formation of new vehicular access

Permission Granted

Ref: 25/01047

Location: 53A Westcourt Lane Shepherdswell Dover CT15 7PU

Proposal: Pollard to a finished height of 9 metres of one Sweet Chestnut (wrongly identified as a Horse Chestnut in the application documents) the subject of Tree Preservation Order No 17 of 2009.

Permission Refused

Ref: 25/01124

Location: 13 Hazling Dane Shepherdswell CT15 7LS

Proposal: Erection of a detached dwelling, vehicle access and associated parking (Self Build)

Permission Refused

Ref: 25/01072

Location: 44 Eythorne Road Shepherdswell Dover CT15 7PG

Proposal: Reduce to create a pollard of around 7 metres in height of one Elm (T1) the subject of Tree Preservation Order No 9 of 1980

Permission Granted

Ref: 25/01049

Location: Well End Cottage Coldred Road Shepherdswell CT15 7LF

Proposal: Fell one Ash the subject of Tree Preservation Order No 3 of 1972.

Permission Granted

8. Date of the next meeting

This will be on Wednesday 18 February 2026 at 1900hrs at Shepherdswell Village Hall