

# DOVER

DISTRICT COUNCIL



White Cliffs Business Park  
Dover  
Kent CT16 3PG

Telephone: (01304) 821199  
Fax: (01304) 872416  
DX: 6312  
Minicom: (01304) 820115

Contact: Mr G Tumbull  
Replyto: Planning Section  
Direct line: (01304) 872470  
Our ref: DOV/97/00463

Your ref:  
Date: 3 July 1998

Greenfield Architects  
Mr P Greenfield  
The Studio, 2 Nursery Walk  
Canterbury  
Kent CT2 7TF

Dear Sir/Madam,

**Town and Country Planning Act 1990**  
**Town and Country Planning (General Development Procedure) Order 1995**

**PROPOSAL:** Erection of Rugby Club building with changing rooms, training and social facilities

**LOCATION:** Land at Castle High Community School, off Hamilton Road Deal

Further to your planning permission dated 9th April 1998 may I take this opportunity to remind you that, before any development takes place and in order to comply with conditions 3, 4, 5, 8 and 9, you will need to submit samples and details for prior approval.

Should you have any queries or require assistance please contact Mr Innes, Planning Officer, at this office.

Thank you for your attention in this matter.

Yours faithfully,

For: Director of Planning and Technical Services

→ DI \*OI

REPORT FOR DELEGATED DECISION

NC

Application Ref.: 97/0463

Committee Date: 2/4/98

|    |                                    |                              |
|----|------------------------------------|------------------------------|
| 1. | Report drafted by:                 | <i>[Signature]</i><br>5/3/98 |
| 2. | Area Planning Officer              |                              |
| 3. | <del>Mr. Dawson</del> /Mr. Flisher | 5/3.                         |
| 4. | Miss McCracken                     | PM 14/4                      |

5. Post Decision Action:-
- (1) Refer to ~~Mr. Deal~~/Mr. Turnbull re. conditions
  - (2) Refer to ~~Mr. N. Delaney~~
  - (3) Refer to ~~Conservation Officer~~
  - (4) Refer to ~~Area Planning Officer~~
  - (5) Refer to ~~Planning Officer~~
  - (6) Refer to ~~Principal Planning Officer~~
  - (7) No further action on conditions

\* If this involves an existing playing field, then surely consultation with the Sports Council is necessary under the SDO? ✓ 6/3

Telephone: (01304) 821199  
Fax: (01304) 872416  
DX: 6312  
Minicom: (01304) 820115

Contact: Mr D Innes  
Reply to: Planning Section  
Direct Line: (01304) 872467  
Our Ref: DOV/97/00463  
Your Ref:  
Date: 12 March 1998

The Sports Council for England  
South East Region  
P O Box 480  
Crystal Palace National Sports Centre  
Ledrington Road, London  
SE19 2BQ

Application Reference No. DOV/97/00463

Dear Sir/Madam,

**Town and Country Planning Act 1990**  
**Town and Country Planning (General Development Procedure) Order 1995**

**PROPOSAL:** Erection of Rugby Club building with changing rooms, training and social facilities  
(amended scheme)

**LOCATION:** Land at Castle High Community School, off Hamilton Road Deal

I enclose herewith documents relating to the above planning application and shall be glad to know whether you have any observations to offer on the proposal.

If no reply is received within 14 days, the application will be determined on the assumption that you do not desire to submit any observations.

Yours faithfully,



**For: DIRECTOR OF PLANNING and TECHNICAL SERVICES**



5/3

1998

To FILE

From DAVID

THE AGENT ~~IS~~ CHANGED PART WAY THROUGH THE APPLICATION. THIS MEANT A NEW DESIGN OF PAVILION WHICH HAS A MORE MODERN APPEARANCE - MONO PITCHED ROOF, CLADDING TO FIRST FLOOR AND THE BUILDING WAS REDUCED IN SIZE. THE NEW PROPOSAL CAUSES NO LOSS OF AMENITY TO NEIGHBOURING PROPERTIES - ENV HEALTHY HAVE NO OBJECTIONS TO THIS SCHEME WITH REGARD TO NOISE AFFECTING STEADALE GARDENS.

THE SCHEME IS IN ACCORDANCE WITH ENV 15. THE BUILDING IS TO BE LOCATED ON PART OF THE SCHOOL PLAYING FIELDS BUT IS NOT CAUSING THE LOSS OF A PITCH ~~FIELD~~ BUT IS TO BE USED IN ASSOCIATION WITH THE PITCHES, PROVIDING CHANGING FACILITIES AT GROUND FLOOR. THEREFORE IT COMPLIES WITH ENV 16.

THE PROPOSAL IS ACCEPTABLE IN TERMS OF DD1. OS1 PROTECTS OPEN SPACE BUT THE AGENT THIS IS AUXILIARY TO SPORTS USE AND IS IN ACCORDANCE OS1 (IV).



# DEAL TOWN COUNCIL

MAYOR:- CLLR. MRS JANET BIRKETT

TOWN HALL, HIGH STREET, DEAL, KENT. CT14 6BB

TELEPHONE / FACSIMILE:- (01304) 361999

MAYORS PARLOUR:- (01304) 374963

Planning & Tech. Servs.

27 FEB 1998

Miss N. George,  
Area Planning Officer,  
Dover District Council,  
Council Offices,  
White Cliffs Business Park,  
Dover CT16 3PG.

Our ref: DL/PL/98

27<sup>th</sup> February 1998.

Dear Miss George,

**re: Planning Applications - Comments.**

Hereunder are itemised my Planning Committee's comments and observations agreed at their recent meeting.

|         |                       |  |
|---------|-----------------------|--|
| 97/0463 | Castle High Com. Sch. | No Objection   |
| 97/0711 | Caffyns Car Dealer.   | Maintain Object.<br>Urge that Comm. should make site visit. Assesst. needed of increas. in traffic flow. Noise to rear neighr. |
| 97/1130 | 80 Middle Street      | No Objection   |
| 97/1188 | 124 High Street.      | As before No Object.<br>Support Conservation Officer's view.   |
| 97/1238 | 1 South Street        | No Objection.  |
| 97/1274 | 13 Queen Street       | No Objection.  |
| 97/1275 | 47/49 Queens Street   | Objection, as 97/0711.   |
| 97/1281 | 5 Souberg Close       | No Objection.  |
| 98/0007 | Hamilton Road         | No Objection.  |
| 98/0010 | Castle High Sch.      | No Objection.  |
| 98/0011 | 30 Leas Road          | No Objection.  |
| 98/0013 | 1 Wesleyan House      | No Objection.  |
| 98/0014 | 17 Victoria Road      | No Objection, Support Conservation Officer's view.   |
| 98/0017 | 3 & 3a College Road   | Object, loss of employment, too congested, insufficient parking.   |
| 98/0023 | 36-38 West Street     | No Objection, dish should be out of sight from road.   |

|         |                             |  |
|---------|-----------------------------|--|
| 98/0062 | 30 Beaconsfield Road        | No Objection, concern at lack of parking provided.                                 |
| 98/0065 | Land opp. 89 Northwall Road | No Objection.  |
| 98/0067 | Amb. Stn. Freeman's         | No Objection, concern at repair of HGV-noise, suggest need for re-routing of HGVs. |
| 98/0070 | 4 Mill Hill.                | No Objection   |
| 98/0071 | 17 Victoria Road            | No Objection, Support Conservation Officer's view.                                 |
| 98/0103 | Former Campbell's G.        | No Objection.  |
| 98/0106 | 9a Golden Street            | No Objection, Support Conservation Officer's view.                                 |
| 98/0115 | Field End, 3 Gilham G.      | No Objection.  |
| 98/0118 | 10-16 Bowser Close          | No Objection, Support T Tree Pres. Officer's view.                                 |
| 98/0129 | 31 Park Avenue              | No Objection.  |
| 98/0138 | 104 Stockdale Gardens       | No Objection.  |

The decisions made by DDC were noted:

97/0224; 922; 981; 1029; 1047; 1056; 1094; 1109; 1131; 1166; 1222; 1229; 1236.

Yours sincerely,

  
Leslie Bullman

Clerk to the Council.

Planning & Tech. Servs.

- 7 JAN 1998

**Greenfield**  
*architects*

*The Studio 2 Nursery Walk  
Canterbury Kent CT2 7TF  
Tel/Fax 01227 470584*

Dover District Council  
Planning Division  
White Cliffs Business Park  
Dover  
Kent CT16 3 PG

**For the attention of Mr D. Innes**

Our ref: PG/139  
Your ref: DOV/97/0463

23 December 1997

Dear Sir,

**Deal Wanderers Rugby, Sports & Social Club : New Clubhouse, Hamilton Road, Deal**

We spoke on the telephone some two or three weeks ago and I promised to come back to you on three matters relating to the above submission. I apologise for the delay, but I am now able to comment on those issues in the following way.

1. Parking standards.

I enclose a copy of a letter to Mr Ingleton dated, I believe, mid- September 1997 from the Chairman of the Rugby Club. Although this was written before my own involvement and relates to the previous scheme, the content is still relevant and you should still take this to be the official response of the club on the matter of parking provision. Please note that the area of 250 sq.m referred to in paragraph 3 has now reduced to 218 sq.m. You will also note on the submitted drawings that a cycle parking provision has been incorporated in the new scheme.

2. Access / Exit for vehicles.

I confirm that the present arrangement of separate access and exit points to the site will be maintained with the new proposal, and accordingly a revised Site & Location Plan drawing 139/02A is enclosed.

3. Noise.

A concern has been voiced previously with regard to break-out noise from the building when functions are held. I would make the following comments.

There will be a resident Administrator/Caretaker on site who will be able to monitor and to a degree police all activities in the building.

The envelope of the building will contain noise generally, with window areas kept to a minimum on all elevations facing the surrounding residential areas. The large glazed area to the Club/Functions Room at first floor level on the north face is of course inherently essential for viewing of matches, but all glass areas will be double-glazed and this particular view is towards open public amenity space and not facing housing in close proximity to the proposed building.

*Paul Greenfield DipArch RIBA*

●st the above is satisfactory.

Please do not hesitate in contacting me if you have any further queries.

Yours faithfully,

Paul Greenfield

Paul Greenfield DipArch RIBA

cc Geoff Davies  
Encs.



DOVER DISTRICT COUNCIL

FROM: CHIEF ENGINEER AND RECREATION OFFICER

TO: CHIEF PLANNING AND BUILDING CONTROL OFFICER

Application No:

DNV/97/463

**DEVELOPMENT AFFECTING HIGHWAYS**

1. Location

Land at Castle High  
Community School  
off Hamilton Road  
Deal

2. Applicant

Deal Wanderers Sports Club

3. ~~Outline/Detailed/Approval of reserved matters/~~  
advertisement applications (delete as applicable)

4. Technical observations are:-

- (a) I do ~~not wish to restrict~~ grant of permission
- (b) I ~~recommend~~ permission is refused
- (c) I recommend any permission which the Planning Authority may give should include the following conditions
- (d) Before making a ~~recommendation could you please~~ obtain the following information

Reasons for (b) (c) or (d)

David - I am suggesting  
conditions H13 V to relate to  
commencement of use + PD 3 V to  
also include reference to cycle

5. Remarks

parking.

having looked at the revised proposals  
it would also be appropriate to

SIGNED:

[Signature]

please to  
disabled

DATED:

3/11

TSDA622

spaces close to the building  
particularly for the function type use

**DOVER**  
DISTRICT COUNCIL



MEMO

DOVER DISTRICT COUNCIL  
PLANNING AND TECHNICAL  
SERVICES DEPARTMENT

9/1/

1995

To Tim

From DAVID

CAN I HAVE YOUR FURTHER COMMENTS  
NOW THAN AMENDED PLANS HAVE BEEN  
RECEIVED.

## NOTICE OF APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (General Development Procedure) Order 1995

### NOTICE UNDER ARTICLE 8

Proposed development at **Land at Castle High Community School, off Hamilton Road Deal**

I give notice that Deal Wanderers Sports Club is/are applying to the Dover District Council for planning permission for **Erection of Rugby Club building with changing rooms, training and social facilities (amended scheme)**

Members of the public may inspect copies of:

- . the application
- . the plans
- . and any other documents submitted with it

at Dover District Council Offices, White Cliffs Business Park, Dover during all reasonable hours until 30/01/98.

Anyone who wishes to make representations about this notice should write to the Director of Planning and Technical Services at Dover District Council Offices, White Cliffs Business Park, Dover, Kent CT16 3PG quoting reference number DOV/97/0463 by 30/01/98.

Signed J R Clayton  
On behalf of Dover District Council  
Date 08/01/98



Mr E Radcliffe  
Chairman Planning Committee  
Deal Town Council  
4 Coppin Street  
Deal CT14 6JL

Reply to: David Innes  
Planning Division  
Ext No: 2467  
Our Ref: DOV/97/0463  
Your Ref:  
Date: 08/01/98

Application Reference No. DOV/97/0463

Dear Mr Radcliffe

Town and Country Planning Acts

**PROPOSAL:** Erection of Rugby Club building with changing rooms,  
training and social facilities (amended scheme)

**LOCATION:** Land at Castle High Community School, off Hamilton Road  
Deal

I enclose herewith a copy of amended plans deposited with this Council  
on 07/01/98.

I shall be glad if you will let me have as soon as possible, or at the  
latest within 14 days, any observations that your Council may wish to  
make.

Yours sincerely,

For: DIRECTOR of PLANNING and TECHNICAL SERVICES

From: DIRECTOR of PLANNING  
& TECHNICAL SERVICES

Your Ref:  
My Ref: DOV/97/0463  
Date: 08/01/98

To: Director of Health and Housing

PROPOSAL: Erection of Rugby Club building with changing rooms,  
training and social facilities (amended scheme)

LOCATION: Land at Castle High Community School, off Hamilton Road  
Deal

Amended plans have been received for the above development. A copy  
is available for inspection at this office. May I please have your  
observations on the proposal within 14 days.

for Director of Planning and Technical Services.

-----  
From: Director of Health and Housing

(Originator: \_\_\_\_\_)

To: Director of Planning and Technical Services date: \_\_\_\_\_

OBSERVATIONS  
-----

Ref. No.: DOV/97/0463

\* Pollution

\* Commercial

\* Housing

\* Admin (checked)

for Director of Health and Housing

Planning & Tech. Servs.  
- 7 JAN 1998

COPY



# DEAL WANDERERS SPORTS CLUB (Clubhouse Development Committee)

*Chairman*

D Fowler  
49 The Queens  
Ranleigh Road  
DEAL  
CT14 7BD  
Tel 01304 373316

G Davies  
62 Park Ave.  
DEAL  
CT14 9AW  
Tel 01304 368936

D F Rose  
35 Southwall Rd  
DEAL  
CT14 9QA  
Tel 01304 362416

*Secretary*

D G Rose  
22 Bridgeside  
DEAL  
CT14 9SS  
Tel 01304 361884

I Parker  
29 Harold Road  
DEAL  
CT14 6QH  
Tel: 01304 373130

Please reply to :

Dear Mr T. Ingleton,

### DEAL WANDERERS RUGBY SPORTS AND SOCIAL CLUBHOUSE PLANNING APPLICATION

I refer to the telephone conversation between yourself and David Rose dated 12 September 1997, in connection with the new Clubhouse Development for Deal Wanderers Sports Club.

The parking requirements for Sports Facilities as set out in the Vehicle Parking Standards, states that each scheme should be assessed individually based on the maximum usage. Following investigation into similar facilities in the area I discovered that Whitstable Rugby Football Club allowed for a maximum number of 60 parking spaces based on a maximum seated capacity of 130 people. These two developments are very similar in size.

The calculation based on Night Clubs / Social Halls allows for one car space per 4 sq m gross floor area. However, should the clubhouse be used for a social event the ground floor would be locked shut and not be used, as would the stewards apartment. This would leave a 1st floor area including, function room, kitchen, conference room, toilets, landing and lift of 250m<sup>2</sup> which equates to 63 parking spaces.

The clubhouse development has allowed for an additional 50 parking spaces to be constructed, to go alongside the 20 existing parking spaces within the site, which are empty outside the school hours, which will meet the criteria above.

It has also been suggested that a purpose built cycle parking area be constructed near the entrance for local members and this is to be incorporated within the scheme.

The vehicular entrance / exit for the site is to be the same as that used presently with separate access and egress points onto Hamilton Road.

If you require any further information please do not hesitate to contact David Rose on 01304 361884 (Home) or 01227 763763 extn 4940 (Work).

Yours sincerely

David Fowler

Chairman,  
Deal Wanderers Clubhouse Development Committee

COPY

White Cliffs Business Park  
Dover  
Kent CT16 3PG

Telephone: (01304) 821199  
Fax: (01304) 872416  
DX: 6312  
Minicom: (01304) 820115

Contact: Mr. D. Innes  
Reply to: Planning Division

Direct line: (01304) 872467  
Our ref: DI/JP/DOV/97/0463  
Your ref:  
Date: 19 December 1997

Mr. P. Greenfield  
Greenfield Architects  
The Studio  
2 Nursery Walk  
Canterbury  
Kent CT2 7TF

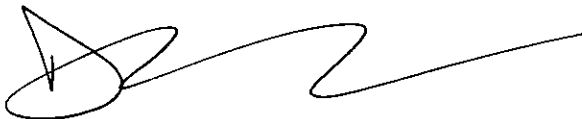
Dear Mr. Greenfield,

**Deal Wanderers Rugby Club, Hamilton Road, Deal**

I refer to your submission of drawings on 27 November 1997, however, as stated in a subsequent telephone call on 1 December 1997 the details requested in my letter dated 1 July 1997 have not been included and the application will remain invalid until I receive these. I have attached a copy of this letter for your information and look forward to receiving the information in January 1998 or I will have to recommend refusal on insufficient information.

If you have any queries regarding this application I will be back on 5 January 1998.

Yours sincerely,



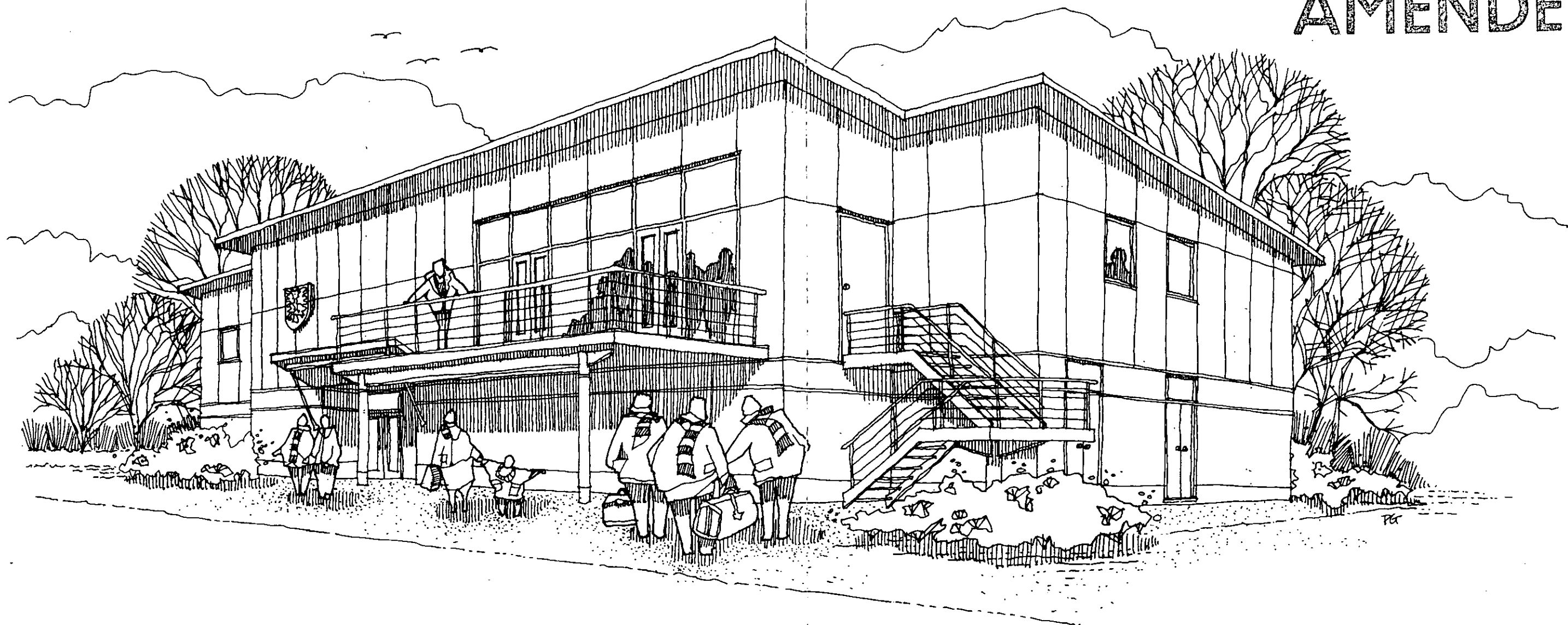
**For: Director of Planning and Technical Services**

Enc.



Planning & Tech Servs.  
97/463  
20 NOV 1997

AMENDED



Deal Wanderers Rugby, Sports & Social Club  
New Clubhouse

PERSPECTIVE VIEW FROM NORTH

**Greenfield**  
architects

The Studio 2 Nursery Walk  
Canterbury Kent CT2 7TF  
Tel/Fax 01227 470584

project.  
Deal Wanderers Rugby, Sports & Social Club  
New Clubhouse

title.  
Scheme Proposals  
Perspective View

scale. nts date. Oct.97 drg. no. 139 / 03

Planning & Tech. Servs.

28 NOV 1997

**Greenfield**  
architects

The Studio 2 Nursery Walk  
Canterbury Kent CT2 7TF  
Tel/Fax 01227 470584

Dover District Council  
Planning Division  
White Cliffs Business Park  
Dover  
Kent CT16 3 PG

**For the attention of Mr D. Innes**

Our ref: PG/139  
Your ref: DOV/97/0463

27 November 1997

Dear Sir,

**Deal Wanderers Rugby, Sports & Social Club : New Clubhouse, Hamilton Road, Deal**

Further to our telephone conversation yesterday, and my letter of 14 October regarding the above project, I enclose 5 copies of each of the following drawings which are to be regarded as the new scheme to be considered for Planning Approval.

139/01A Scheme Proposals : Plans, Section & Elevations  
139/02 Scheme Proposals : Site Plan  
139/03 Scheme Proposals : Perspective View

These drawings supersede all previously submitted drawings.

I confirm that you will now process the submission, with in mind a probable date of 5 February 1998 for it to come before the Planning Committee for consideration.

Please do not hesitate in contacting me if you have any further queries.

Yours faithfully,



Paul Greenfield DipArch RIBA

cc Geoff Davies

DOES NOT TAKE  
ACCOUNT OF MY LETTER  
OF 1/7/97  
ST 1/2  
SPoke TO AGENT ABOUT  
THESE MATTERS.

Paul Greenfield DipArch RIBA

Planning & Tech Servs.  
15 OCT 1997

**Greenfield**  
architects

The Studio 2 Nursery Walk  
Canterbury Kent CT2 7TF  
Tel/Fax 01227 470584

Dover District Council  
Planning Division  
White Cliffs Business Park  
Dover  
Kent CT16 3 PG

For the attention of Mr D. Innes

Our ref: PG/139  
Your ref: DOV/97/0463

14 October 1997

Dear Sir,

**Deal Wanderers Rugby, Sports & Social Club : New Clubhouse, Hamilton Road, Deal**

Further to our telephone conversation this morning regarding the above project, I write to confirm that the scheme presently submitted for Planning Approval is to be held and not processed further, pending the submission of a revised scheme which is being developed at the moment.

You will be aware that a need to reduce the budget of the current scheme has prompted a significant re-assessment of the design, and it is hoped that a revised scheme can be submitted to you in the next 3 or 4 weeks.

I also confirm that any revised and re-submitted scheme for the new Clubhouse will not require repeat or additional fees as the present scheme has not been determined.

Yours faithfully,

*Paul Greenfield*

Paul Greenfield DipArch RIBA

cc Geoff Davies

BRING FORWARD  
WHEN SUBMISSION IS  
RECEIVED - WE WILL  
RE ADJUST AND  
RE VALIDATE ON RECEIPT  
D 24/10

Paul Greenfield DipArch RIBA

Chartered Architect

# DEAL WANDERERS SPORTS CLUB

(Clubhouse Development Committee)

Planning & Tech. Servs.

15 OCT 1997

**Chairman**

D Fowler  
49 The Queens  
Ranleigh Road  
DEAL  
CT14 7BD  
Tel 01304 373316

M Blee  
'Conifers'  
Hawksdown Rd  
Walmer  
CT14 7PW  
Tel 01304 372413

G Davies  
62 Park Ave.  
DEAL  
CT14 9AW  
Tel 01304 368936

D F Rose  
35 Southwall Rd  
DEAL  
CT14 9QA  
Tel 01304 362416

D G Rose  
22 Bridgeside  
DEAL  
CT14 9SS  
Tel 01304 361884

**Secretary**

I Parker  
29 Harold Road  
DEAL.....  
CT14 6QH

Tel: 01304 373150

Please reply to :



Mr D. Innes, Planning Division  
Dover District Council  
White Cliffs Business Park  
Dover  
Kent  
CT16 3PG

Your Ref: DI/JMP/DOV/97/0463

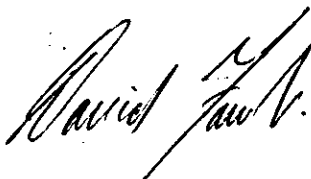
Dear Mr Innes

Re: **DEAL WANDERERS RUGBY, SPORTS & SOCIAL CLUB**

Further to our recent telephone conversation would you please take this letter as confirmation that we have appointed Mr P. Greenfield of Greenfield Architects, The Studio, 2 Nursery Walk, Canterbury Kent CT2 7TF to modify and complete our planning application for our proposed new club house to whom correspondence relating to planning issues should be addressed.

Trusting this is in order,

Yours sincerely



David Fowler  
Chairman, Clubhouse Development Committee



# DOVER

DISTRICT COUNCIL



MEMO

DOVER DISTRICT COUNCIL  
PLANNING AND TECHNICAL  
SERVICES DEPARTMENT

8/10/

1997

To FILE

From DAVID

I spoke to Mr Fowler, Chairman, Dear Landseers.  
They have appointed a new agent who will be  
submitting new drawings soon. I requested that  
the points raised in my letter to him be  
taken account of by new agent.

Blaise forward one week.



# DEAL WANDERERS SPORTS CLUB

(Clubhouse Development Committee) 97/463



**Chairman**

D Fowler  
49 The Queens  
Ranleigh Road  
DEAL  
CT14 7BD  
Tel 01304 373316

G Davies  
62 Park Ave.  
DEAL  
CT14 9AW

Tel 01304 368936

D F Rose  
35 Southwall Rd  
DEAL  
CT14 9QA

Tel 01304 362416

D G Rose  
22 Bridgeside  
DEAL  
CT14 9SS

Tel 01304 361884

**Secretary**

I Parker  
29 Harold Road  
DEAL  
CT14 6QH

Tel: 01304 373130

Nicola

for p. app

(Can we please discuss when convenient to Tim)

Please reply to :






Dear Mr T. Ingleton,

## DEAL WANDERERS RUGBY SPORTS AND SOCIAL CLUBHOUSE PLANNING APPLICATION

I refer to the telephone conversation between yourself and David Rose dated 12 September 1997, in connection with the new Clubhouse Development for Deal Wanderers Sports Club.

The parking requirements for Sports Facilities as set out in the Vehicle Parking Standards, states that each scheme should be assessed individually based on the maximum usage. Following investigation into similar facilities in the area I discovered that Whitstable Rugby Football Club allowed for a maximum number of 60 parking spaces based on a maximum seated capacity of 130 people. These two developments are very similar in size.

The calculation based on Night Clubs / Social Halls allows for one car space per 4 sq m gross floor area. However, should the clubhouse be used for a social event the ground floor would be locked shut and not be used, as would the stewards apartment. This would leave a 1st floor area including, function room, kitchen, conference room, toilets, landing and lift of 250m<sup>2</sup> which equates to 63 parking spaces.

The clubhouse development has allowed for an additional 50 parking spaces to be constructed, to go alongside the 20 existing parking spaces within the site, which are empty outside the school hours, which will meet the criteria above.

It has also been suggested that a purpose built cycle parking area be constructed near the entrance for local members and this is to be incorporated within the scheme.

The vehicular entrance / exit for the site is to be the same as that used presently with separate access and egress points onto Hamilton Road.

If you require any further information please do not hesitate to contact David Rose on 01304 361884 (Home) or 01227 763763 extn 4940 (Work) .

Yours sincerely

David Fowler

Chairman,  
Deal Wanderers Clubhouse Development Committee

|                         |      |       |
|-------------------------|------|-------|
| Planning & Tech. Servs. |      |       |
| - 2 OCT 1997            |      |       |
| Fwd. To                 |      |       |
| Dir                     | Arch | Pla   |
| Admin                   | Eng  | B'Con |
| File                    |      |       |

MEMO

DOVER DISTRICT COUNCIL  
ENGINEERS AND RECREATION  
DIVISION

To <sup>8/9</sup> Nicol/David (He 4/9 1997  
From Tim S

I had a call from a Mr David Rose who indicated that Russell Maxwell (who is in Germany) had asked me to try & resolve. I indicated the position re: procedures & that we would need a written confirmation that we can deal with him.

Harry said that I mentioned the various aspects in general

terms & left. It now he  
would be having further  
with Russell Maxwell &  
would respond to the same  
points raised. David's letter  
of May relate to

the

—



White Cliffs Business Park  
Dover  
Kent CT16 3PG

Telephone: (01304) 821199  
Fax: (01304) 872416  
DX: 6312  
Minicom: (01304) 820115

Contact: Mr. D. Innes  
Reply to: Planning Division

Direct line: (01304) 872467  
Our ref: DI/JMP/DOV/97/0463  
Your ref:  
Date: 29 August 1997

Mr. D. Fowler  
49 The Queens  
Ranleigh Road  
Deal  
Kent CT14 7BD

Dear Mr. Fowler,

**Deal Wanderers Sports Club**

I refer to your planning application for new pavilion at Castle High Community School. Further information has been requested from your agent, as far back as 1 July 1997, but no reply has been forthcoming. Therefore, as lottery money has been applied for, you may wish to get this information to me to speed the planning process up while your agent is away or the application would have to be recommended for refusal on lack of information. I have attached a copy of my letter dated 1 July 1997.

On receipt of this information, I will re-advertise and re-consult statutory consultees.

If you have any queries regarding this matter please do not hesitate to contact this office.

Yours sincerely,



**For: Director of Planning and Technical Services**

cc Mr. R. Maxwell  
c/o Russleigh, Lawn Road, Walmer, Deal, Kent.

White Cliffs Business Park  
Dover  
Kent CT16 3PG

Telephone: (01304) 821199  
Fax: (01304) 872416  
DX: 6312  
Minicom: (01304) 820115

Contact: Mr. D. Innes  
Reply to: Planning Division

Direct line: (01304) 872467  
Our ref: DI/SC/DOV/97/0463  
Your ref:  
Date: 6 August 1997

Mr. R. Maxwell  
c/o Russleigh  
Lawn Road  
Walmer  
Deal  
Kent

Dear Mr. Maxwell,

**Proposed Rugby Club Building at Castle  
High Community School, Hamilton Road, Deal**

I refer to my letter dated 1 July 1997 to which I have not yet received a reply. I would be grateful if you could provide the requested information in the very near future in order that this application can be determined.

Yours sincerely,



**For: Director of Planning and Technical Services**

*Phone'd and left message  
with Mrs Maxwell  
and as req'd for response  
to my letters and for  
Mr Maxwell to get  
back to me.  
He is in Germany.*

White Cliffs Business Park  
Dover  
Kent CT16 3PG

Telephone: (01304) 821199  
Fax: (01304) 872416  
DX: 6312  
Minicom: (01304) 820115

Contact: Mr. D. Innes  
Reply to: Planning Division

Direct line: (01304) 872467  
Our ref: DI/JMP/DOV/97/0463  
Your ref:  
Date: 1 July 1997

Mr. R. Maxwell  
c/o Russ'leigh  
Lawn Road  
Walmer  
Kent

Dear Mr. Maxwell,

**Proposed New Rugby Club Building at  
Castle High Community School, Hamilton Road, Deal**

I refer to your recent planning application for a new pavilion at Castle High Community School in Deal. I have now received the comments from the Council's Highways Engineer who states that there is very little supporting information included with the application to justify the parking level, this should be submitted along with the number of people expected to use the facility at any one time - the worst case scenario. The vehicle parking standards for Kent state that there is such a great variety in the scale and type of development within this use class, which includes sports facilities, that it is inappropriate to give a single standard based on floor area. Each proposal should be assessed individually to give a theoretical maximum use of facilities, and hence car parking requirement. This will ensure adequate provision for peak usage and ensure freedom of movement at all times.

The Environmental Health Section are concerned that the function room, when used for entertainment, will cause a nuisance to residents nearby by reason of noise. This room should be insulated to contain sound including provision of mechanical air conditioning.

I note from your drawing that the access to the site from Hamilton Road, is a two way access, but the existing access has an "in" and an "out", the shown access is the "out". Can you please clarify if this proposal will alter the access arrangements from Hamilton Road. If it does not an amended site plan with the whole access shown within the application site will be necessary.

I look forward to receiving your comments regarding these issues in the near future, in the meantime if you have any queries regarding the application please do not hesitate to contact this office.

Yours sincerely,



**For: Director of Planning and Technical Services**

**DEAL TOWN COUNCIL**

Town Hall, High Street, Deal, Kent CT14 6BB

**Mayor: Cllr Mrs J. Birkett**

Planning &amp; Tech servs. 94

97/463

04 JUN 1997

Town Treasurer

**M.J. Blee**

Town Clerk

**L.E. Bulman**

Tel/Fax: 01304 361999

Mayors Secretary

**Mrs J. Woods**

Tel: 01304 374963

Miss N. George,  
 Area Planning Officer,  
 Dover District Council,  
 Council Offices,  
 White Cliffs Business Park,  
 Dover CT16 3PG.

Our ref: DL/PL/97

3<sup>rd</sup> June 1997.

Dear Miss George,

**re: Planning Applications - Comments.**

Hereunder are itemised my Planning Committee's comments and observations agreed at their recent meeting.

|        |                               |  |
|--------|-------------------------------|--|
| 97/94A | 6 Astor Drive                 | No Objection.  |
| 97/125 | 4 Dolphin St.                 | Support Conservation Officer/Building Control Officer's views.   |
| 97/182 | 1 Sandown Road.               | Roof appears to need replacing, note asbestos slates & DDC officer refusal. Concern there might be other reasons for refusing. |
| 97/251 | 36 Victoria Road.             | No Objection, but no apparent additional parking provided.   |
| 97/280 | St George's Hall.             | No Objection.  |
| 97/286 | 56 The Marina.                | Noted.   |
| 97/401 | 32 Orchard Avenue.            | No Objection.  |
| 97/404 | Betteshanger SWS.             | Noted.   |
| 97/407 | Warden House,<br>London Road. | Noted.   |
| 97/410 | 47 Manor Road.                | No Objection.  |
| 97/422 | 142 Middle Street.            | Support Conservation Officer's views.  |
| 97/423 | 45 West Lea.                  | No Objection.  |
| 97/431 | 37 Church Path.               | No Objection.  |
| 97/433 | Hope Road/ Blenheim           | Object to renewal of Planning consent as property has history of commercial use.   |

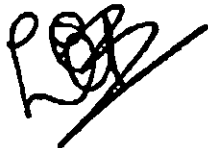
- 97/436 O/S Curry's store, High Street. Object to the application on grounds:  
- out of character with the surrounding area, shops not allowed illuminated signs.  
- not clear whether existing sign is to be replaced or stay.  
- congestion caused by too much 'street furniture' already in place.
- 97/444 Castle Community School, Hamilton Rd. No Objection but suggest permission granted for a further 2 years only.
- 97/457 29 Mill Hill. No Objection.
- 97/460 The Swan, 42 Queen Street. Object on the grounds:  
- extension not in character for the area.  
- potential for disturbance to local residents.
- 97/463 Castle Community Sch. No Objection.
- 97/471 6 The Drive. No Objection.
- 97/482 224 London Road. No Objection.
- 97/486 Rear 130 Church Path. No Objection.
- 97/495 Rear 80-84 Northwall Road. No Objection

Decisions by DDC.

97/ 94; 95; 218; 263; 269; 272; 286; 299; 320.

These were all noted without comment.

Yours sincerely,



**Leslie Bulman,**  
Clerk to the Council.

54  
MSD/2.1  
26-5  
TO

From: DIRECTOR of PLANNING  
& TECHNICAL SERVICES

Your Ref:  
My Ref: DOV/97/0463  
Date: 19/05/97

To: Director of Health and Housing

PROPOSAL: Erection of Rugby Club building with changing rooms,  
training and social facilities

LOCATION: Land at Castle High Community School, off Hamilton Road  
Deal

A planning application has been received for the above development.  
A copy is available for inspection at this office. May I please have  
your observations on the proposal within 14 days.

*M. Walsh*  
for *P.P. D. INNES* Director of Planning and Technical Services.

DDC - HEALTH & HOUSING  
File Ref. *DLH*  
Document Type *EAM*  
20 MAY 1997  
Assignee *PAJ/OK*  
Enclosures  
Scanned

From: Director of Health and Housing

(Originator: *A. HARGREAVES*)

To: Director of Planning and Technical Services date: *29/5/97*

OBSERVATIONS  
-----

Ref. No.: DOV/97/0463

- \* Pollution I am concerned that the function room, when used for entertainment, will cause a nuisance to residents in Stanhope Road by reason of noise. This room should be insulated to contain sound including
- \* Commercial No obs. provision of mechanical air conditioning.
- \* Housing
- \* Admin (checked)

for Director of Health and Housing

MSTD/2.1

|                        |
|------------------------|
| Planning & Tech Servs. |
| 28 MAY 1997            |

From: DIRECTOR of PLANNING & TECHNICAL SERVICES

Your Ref:  
My Ref: DOV/97/0463  
Date: 19/05/97

To: Ecological Officer

PROPOSAL: Erection of Rugby Club building with changing rooms, training and social facilities

LOCATION: Land at Castle High Community School, off Hamilton Road Deal

A planning application has been received for the development. May I please have your observations on the following proposal within 14 days.

|                  |                                     |
|------------------|-------------------------------------|
| WILDLIFE HABITAT | <input checked="" type="checkbox"/> |
| LANDSCAPE IMPACT | <input type="checkbox"/>            |
| FAUNA            | <input type="checkbox"/>            |
| FLORA            | <input type="checkbox"/>            |

|                        |                          |
|------------------------|--------------------------|
| TREES                  | <input type="checkbox"/> |
| TPO                    | <input type="checkbox"/> |
| STRUCTURAL LANDSCAPING | <input type="checkbox"/> |

*M. Walsh*

for Area Planning Officer

From: Ecological Officer

Date: 29/5  
Ref. No.: DOV/97/0463

OBSERVATIONS  
-----

*Done* *10/5*

SITE NOTICE:

POSTED ON: 22/5/97  
 AT: 3.10  
 LOCATION: Street lamp adj. site  
 BY: [Signature]

SITE VISIT:

DATE: 30/5/97  
 BY: [Signature]

Character of Locality: SCHOOL SITE WITHIN RESIDENTIAL AREA, STOKES GARDENS  
 ADJACENT

Character/Type of Adjoining Development (Materials):

Site Access/Highway:

Site Boundaries: 2.5m CHAINLINK FENCING ALONG BOUNDARY, TREES + SHRUBS

Site Features: THE LOCATION OF THE PAVILION AND PARKING ARE SEPARATED BY A NETBALL COURT WHICH HAS 3m HIGH FENCING AROUND IT.

Affect Setting of LB I/II\*: No

Topography: Level/~~Sloping~~

Overlooking - ~~X~~/N

Loss of Privacy - Y/N

Overshadowing - ~~X~~/N

POSSIBLE TRAFFIC NOISE

Affect of Neighbouring Property: NONE

Additional Information/Notes: THE PROPOSAL IS FOR A NEW 2 STOREY PAVILION FOR THE DEAR HANDS RUGBY CLUB. THE BUILDING WILL OCCUPY PART OF THE CASTLE COMMUNITY SCHOOL ADJACENT TO STOKES GARDENS. ACCESS WILL BE FROM HAMILTON ROAD. THE DRAWINGS SHOW THAT 50 CAR PARKING SPACES WILL BE PROVIDED. THIS APPLICATION FORMS PART OF A LOTTERY BID FOR THE CLUB AND FROM THE PRE-APPLICATION CONSULTATION JAP AND COUNCIL HAVE BEEN INVOLVED, THIS APPEARS TO BE THE PROPOSED SITE FROM 3 ORIGINAL LOCATIONS. THE BUILDING IS OF A GOOD DESIGN NOT OUT OF SYNC WITH ADJACENT DEVELOPMENT AND OF A NATURE WHICH PROVIDES SUFFICIENT CHANGING FACILITIES WITH A FUNCTION SUITE/CAFÉ ON FIRST FLOOR. THE SENSING POLICIES ALSO INCLUDES A FLAT FOR A CARETAKER.

Approved Kent Structure Plan  
 Dover District Local Plan  
 Additional Guidance

HIGHWAYS HAVE REQUESTED FURTHER INFORMATION ABOUT USE. I NOTED WHILE ON SITE THAT THE ACCESS POINT SHOWN IS 2 WAY WITH THE EXISTING ACCESS HAS AN 'IN' AND AN 'OUT' - THE SHOWN ACCESS IS THE 'OUT'.

(PTS/PLAN/GEN) SITNOT.FOR



DOVER DISTRICT COUNCIL

FROM: CHIEF ENGINEER AND RECREATION OFFICER

TO: CHIEF PLANNING AND BUILDING CONTROL OFFICER

Application No: Dev/97/0463.

DEVELOPMENT AFFECTING HIGHWAYS

1. Location Land at Castle High Community  
School.  
off Hamilton Road.  
DEAR.

2. Applicant Deer Wanderers Sports Club.

3. ~~Outline/Detailed/Approval of reserved matters/~~  
~~advertisement applications (delete as applicable)~~

4. Technical observations are:-

(a) ~~I do not wish to restrict grant of permission~~

(b) ~~I recommend permission is refused~~

(c) ~~I recommend any permission which the Planning Authority may~~  
~~give should include the following conditions~~

(d) Before making a recommendation could you please obtain the  
following information

Reasons for (b) (c) or (d)

Very little supporting information has been  
included with the application to justify the  
policy level. ~~plus~~ <sup>PLUS</sup> the number of people  
etc expected to use the facility at any

5. Remarks

as title eg. worst case ~~sc~~ scenario ..

SIGNED: 

DATED: AM. 23.5.97.

TSDA622

PW1

DOVER DISTRICT COUNCIL PLANNING DIVISION

PLANNING APPLICATION CASE SHEET

---

Application Reference: DOV/97/0463

Date Accepted as Valid: 12/05/97

Applicant: Deal Wanderers Sports Club

Description of:-

PROPOSAL: Erection of Rugby Club building with changing rooms,  
training and social facilities

LOCATION: Land at Castle High Community School, off Hamilton Road  
Deal

Type of Application: FUL Parish: DLC Ward: DMD

Trunk Road (if any): BRD Map Ref: TR3751 : 3710, 5164

National Designations, Dev. Plan Notations:-

Conservation Area:

---

CATEGORISATION

Planning Aspects:                                  D

Highway Aspects:                                  L

Signed:                                  *J. M. Gate*

Date:                                  21/5/97

# DOVER

DISTRICT COUNCIL



White Cliffs Business Park 3  
Dover  
Kent CT16 3PG  
Telephone: Dover (01304) 821199  
Fax: (01304) 872416 DX 6312

Deal Wanderers Sports Club  
C/O R Maxwell  
Russ-Leigh  
Lawn Road  
Walmer  
Kent

Reply to: David Innes  
Planning Division  
Ext No: 2467  
Our Ref: DOV/97/0463  
Your Ref:  
Date: 19/05/97

Application Reference No. DOV/97/0463

Dear Sir,

**PROPOSAL:** Erection of Rugby Club building with changing rooms,  
training and social facilities

**LOCATION:** Land at Castle High Community School, off Hamilton Road  
Deal

Further to my recent letter, your application has been examined initially and has been accepted as valid. The documents and fee are correct. If additional information is required to enable the application to be determined you will be contacted accordingly.

The Council is required to publicise your application so that neighbours' views and others may be taken into account when considering your application. A notice will shortly be posted in a prominent position on or near the site, if it has not already been posted, and the Council would welcome your co-operation in ensuring this notice remains on site for 21 days in order to avoid any delays.

A copy of the notice is enclosed for your information only. In the interests of public relations you might like to show this to your neighbours if you have not yet discussed your proposal with them. Should the site notice be removed I would be grateful if you could replace it as soon as possible.

If by 07/07/97 you have not received notification of the decision and have not agreed with the District Planning Authority in writing that the decision period may be extended, you may appeal to the Secretary of State for the Environment. The appeal must be made on a form obtainable from The Planning Inspectorate, Tollgate House, Houlton Street, Bristol, BS2 9DJ, within six months of 07/07/97 or the extended period referred to.

Yours faithfully,

## NOTICE OF APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (General Development Procedure) Order 1995

### NOTICE UNDER ARTICLE 8

Proposed development at **Land at Castle High Community School, off Hamilton Road Deal**

I give notice that Deal Wanderers Sports Club is/are applying to the Dover District Council for planning permission for **Erection of Rugby Club building with changing rooms, training and social facilities**

Members of the public may inspect copies of:

- . the application
- . the plans
- . and any other documents submitted with it

at Dover District Council Offices, White Cliffs Business Park, Dover during all reasonable hours until 13/06/97.

Anyone who wishes to make representations about this notice should write to the Director of Planning and Technical Services at Dover District Council Offices, White Cliffs Business Park, Dover, Kent CT16 3PG quoting reference number DOV/97/0463 by 13/06/97.

Signed J R Clayton  
On behalf of Dover District Council  
Date 19/05/97

**DOVER**  
DISTRICT COUNCIL



White Cliffs Business Park . 1  
Dover  
Kent CT16 3PG  
Telephone: Dover (01304) 821199  
Fax: (01304) 872416 DX 6312

Mr E Radcliffe  
Chairman Planning Committee  
Deal Town Council  
4 Coppin Street  
Deal CT14 6JL

Reply to: David Innes  
Planning Division  
Ext No: 2467  
Our Ref: DOV/97/0463  
Your Ref:  
Date: 19/05/97

Application Reference No. DOV/97/0463

Dear Mr Radcliffe

Town and Country Planning Acts

**PROPOSAL: Erection of Rugby Club building with changing rooms,  
training and social facilities**

**LOCATION: Land at Castle High Community School, off Hamilton Road  
Deal**

I enclose herewith a copy of a planning application deposited with this Council on 12/05/97.

I shall be glad if you will let me have as soon as possible, or at the latest within 14 days, any observations that your Council may wish to make.

Yours sincerely,

For: DIRECTOR of PLANNING and TECHNICAL SERVICES

MSTD/2.1

From: DIRECTOR of PLANNING  
& TECHNICAL SERVICES

Your Ref:  
My Ref: DOV/97/0463  
Date: 19/05/97

To: Ecological Officer

PROPOSAL: Erection of Rugby Club building with changing rooms,  
training and social facilities

LOCATION: Land at Castle High Community School, off Hamilton Road  
Deal

A planning application has been received for the development. May I  
please have your observations on the following proposal within 14 days.

|                  |  |
|------------------|--|
| WILDLIFE HABITAT |  |
| LANDSCAPE IMPACT |  |
| FAUNA            |  |
| FLORA            |  |

|                        |  |
|------------------------|--|
| TREES                  |  |
| TPO                    |  |
| STRUCTURAL LANDSCAPING |  |

for Area Planning Officer

---

From: Ecological Officer

OBSERVATIONS

---

Date: \_\_\_\_\_  
Ref. No.: DOV/97/0463

MSTD/2.1

From: DIRECTOR of PLANNING  
& TECHNICAL SERVICES

Your Ref:  
My Ref: DOV/97/0463  
Date: 19/05/97

To: Director of Health and Housing

PROPOSAL: Erection of Rugby Club building with changing rooms,  
training and social facilities

LOCATION: Land at Castle High Community School, off Hamilton Road  
Deal

A planning application has been received for the above development.  
A copy is available for inspection at this office. May I please have  
your observations on the proposal within 14 days.

for Director of Planning and Technical Services.

-----  
From: Director of Health and Housing

(Originator: \_\_\_\_\_)

To: Director of Planning and Technical Services

date: \_\_\_\_\_

OBSERVATIONS  
-----

Ref. No.: DOV/97/0463

\* Pollution

\* Commercial

\* Housing

\* Admin (checked)

for Director of Health and Housing

Application Ref: DOV/97/463

Location: LAND AT CASTLE SCHOOL, HAMILTON ROAD, DEAL

Case Officer: DI

Please pass to Officer to validate  
I have checked the validation

To Case Officer  
From MICHELLE

Validation Check

- 1 Please confirm description and location *Greenland & Rugby Club building with changing rooms, training & social facilities*
- 2 Are plans and forms correct and sufficient *✓*
- 3 Correct fee *✓*
- 4 Application valid / invalid (if invalid give reasons)
- 5 Confirm consultees:

Town/~~Parish~~ Council *..✓*

County Archaeologist *....*

Environment Agency *....*

Environmental Health *..✓*

Others - Specify

N. DELANEY

.....





Dover District Council  
White Cliffs Business Park  
Dover  
Kent CT16 3PG  
Telephone Dover (01304) 821199  
Fax (01304) 827268 DX 6312

Deal Wanderers Sports Club  
C/O R Maxwell  
Russ-Leigh  
Lawn Road  
Walmer  
Kent

Reply to: Nicola George  
Planning Division  
Ext No: 2499  
Our Ref: DOV/97/0463  
Your Ref:  
Date: 12/05/97

Application Reference No. DOV/97/0463

Dear Sir/Madam,

Town and Country Planning Acts

**PROPOSAL:** New Rugby Club building with changing, social and training facilities

**LOCATION:** Land at Castle High Community School, Off Hamilton Road, Deal

I acknowledge receipt of your application in respect of the above proposal and remittance of £1400.00.

Your application has been passed to the appropriate Area Team for further consideration and I will be contacting you shortly.

Yours faithfully,

For: DIRECTOR of PLANNING and TECHNICAL SERVICES

FOR OFFICE USE ONLY

Planning & Tech. Servs

DNV/97/10463

# Planning Application Form 1

APPLICATION NO.

FEE PAID

12 MAY 1997

PLEASE READ ACCOMPANYING GUIDANCE NOTES  
FIRST AND COMPLETE IN BLOCK LETTERS

DATE REGISTERED

1a Name and Address of Applicant

1b Name and Address of Agent (if any)

DEAR WANDERERS SPORTS CLUB  
c/o D. POWLER  
49 THE QUEENS  
RAVENSH ROAD  
DEAR CT4 7BD

R. MAXWELL  
c/o RUSSELL LEIGH LANN ROAD  
HAMMER KENT

Tel. No.

Name for contact

Tel. No.

01304/374696

2. Address of the Application Site

LAND AT - CASTLE HIGH COMMUNITY SCHOOL  
OFF HAMILTON ROAD DEAR KENT

3. Description of Proposed Development

NEW RUGBY CLUB BUILDING WITH CHANGING  
SQUAD & TRAINING FACILITIES

4. Type of Application PLEASE TICK BOX

A  AN APPLICATION FOR NEW BUILDING WORKS

B  A FULL APPLICATION FOR A CHANGE OF USE ONLY WHICH DOES NOT INVOLVE ANY BUILDING WORKS AT PRESENT

C  A FULL APPLICATION FOR A CHANGE OF USE AND NEW BUILDING WORKS

D  AN OUTLINE APPLICATION FOR NEW BUILDING WORKS (ANSWER QUESTION 5)

E  AN APPLICATION FOR APPROVAL OF RESERVED MATTERS OF A PREVIOUS OUTLINE PERMISSION (ANSWER QUESTION 6) REF. NO. ....

F  AN APPLICATION FOR REMOVAL/VARIATION OF CONDITION(S) OF A PREVIOUS PLANNING PERMISSION REF. NO. ....

G  AN APPLICATION FOR RENEWAL OF A TEMPORARY PERMISSION REF. NO. ....

WOULD YOU BE PREPARED TO ACCEPT A TEMPORARY PERMISSION?

YES   NO

5. Outline Applications

IF YOU TICKED D IN QUESTION 4, PLEASE TICK ONE OR MORE BOXES

The following matters are reserved for future consideration:

EXTERNAL APPEARANCE  MEANS OF ACCESS  SITING  LANDSCAPING  DESIGN  *N/A.*

6. Reserved Matters

IF YOU TICKED E IN QUESTION 4, PLEASE STATE WHICH RESERVED MATTERS ARE DEALT WITH IN THIS APPLICATION

*N/A.*

7. Access and Public Rights of way

WOULD THE PROPOSAL INVOLVE THE CONSTRUCTION OF A NEW VEHICLE ACCESS? YES   NO

OR ALTERATIONS OF AN EXISTING VEHICLE ACCESS? YES   NO

AND/OR THE CREATION OR ALTERATION OF A PEDESTRIAN ACCESS? YES   NO

ARE THERE ANY PUBLIC RIGHTS OF WAY WITHIN THE SITE? YES   NO

8. Trees

DOES THE PROPOSAL INVOLVE THE FELLING OF ANY TREES?

YES

YES  NO

NO

IF YES, PLEASE GIVE DETAILS ON THE SUBMITTED PLANS

9. Drainage

HOW WOULD THE FOUL SEWAGE BE DEALT WITH?

SEWER (HAMILTON ROAD)

HOW WOULD THE SURFACE WATER BE DISPOSED OF?

SOAK AWAYS

10. Spoil

HOW MUCH SPOIL/DEMOLITION RUBBLE (IF ANY) WOULD RESULT FROM THE PROPOSAL? NONE

SPOIL 350 m<sup>3</sup>

WHERE WOULD THE SPOIL/DEMOLITION RUBBLE BE DISPOSED OF?

L.A. TIPS

11. Existing Uses

PLEASE STATE EXISTING USE(S) OR, IF VACANT, THE LAST USE(S) OF SITE

PART SCHOOL

PLAYING FIELD / SPORTS GROUND

IF RESIDENTIAL, STATE EXISTING NUMBER OF DWELLINGS

N/A

12. Site Area

WHAT IS THE SITE AREA? 3300m<sup>2</sup> (0.33H.) hectares

PLEASE SHOW THE SITE (INCLUDING THE PROPOSED ACCESS TO IT AND SIGHT LINES) ON THE SUBMITTED PLANS EDGED IN RED

13. Other Land

DO YOU OWN OR CONTROL ANY ADJOINING LAND?

YES

YES  NO

NO

IF YES, PLEASE SHOW THIS LAND ON THE SUBMITTED PLANS EDGED IN BLUE

14. Declaration

TO BE COMPLETED BY ALL APPLICANTS

I submit a site plan and the following plan(s)

5 NO COPIES PLANS/ELEVATIONS  
5 NO COPIES SITE/BLOCK PLAN

and I enclose the fee of £ 1800-00 by cheque/P.O. No.

100956 LEASH

Signed:

[Signature]

Date:

12/5/97

15. Owners Certificate and Agricultural Holdings Certificate

IF YOU ARE THE ONLY OWNER OF ALL THE LAND COMPLETE CERTIFICATE A, OTHERWISE COMPLETE CERTIFICATE B, C OR D IN PART 2 (SEE GUIDANCE NOTES).

CERTIFICATE A

Under Section 66 of the Town and Country Planning Act 1990 I hereby certify that:-

- a. At the beginning of the period of 21 days ending with the date of the application, no person (other than the applicant) was the owner of any of the land to which the application relates.
- b. None of the land to which the application relates is or is part of an agricultural holding.

Signed:

[Signature]

Date:

12/5/97

On behalf of:

DEAN WANDERER

16. Additional Information

a. DOES THE PROPOSAL INCLUDE INDUSTRY, OFFICES, WAREHOUSING, STORAGE, SHOPS? YES

YES  NO

NO

b. IS THE PROPOSAL FOR AN AGRICULTURAL DWELLING? YES

YES

YES  NO

NO

c. IS THE PROPOSAL FOR EXTRACTING MINERALS? YES

YES

YES  NO

NO

IF YES, PLEASE COMPLETE THE ADDITIONAL FORM(S) 1a, 1b or 1c AS APPROPRIATE

NOTICE UNDER TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 66  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 - ARTICLE 29(4)  
THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

- (a) Insert address or location of proposed development
- (b) Insert name of Council.
- (c) Insert name of applicant.
- (d) Insert description and address of location of proposed development.

NOTICE NO 1

Proposed development at (a)

I give notice that application is being made to (b) Council  
by (c)

In respect of (d)

If you should wish to make representations about the application, you should do so in writing, within 21 days of the date of service of this notice, to (b) Council.

Signed ..... *[Signature]*

On behalf of .....

Date .....

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

\* Delete where applicable

NOTES

If, at the beginning of the period of 21 days ending with the date of this application, you are the only owner of all the land and have signed Certificate A on Form 1, then do not complete this. (Note: "Owner" means a person having a freehold interest or a leasehold interest, the unexpired term of which is not less than 7 years.) However if you are not the sole owner of all the land to which the application relates, you should take one of the following two courses:

- If you know the names and addresses of all the owners of the land to which the application relates, you should give them notice in the form shown in Notice No. 1 above and complete Certificate B overleaf.
- If you do not know the names and addresses of all of the owners of the land to which the application relates, you should complete Part 2(2) which is also available from the Council.

If the application does not relate to land where any part is an agricultural holding, paragraph 2 of the Certificate may be ignored. Otherwise notice has to be given to the tenant(s) in the form shown in Notice No. 1 above and paragraph 3 should be completed and 2 struck out.

Any person who knowingly or recklessly issues a Certificate which contains any statement which is false, or misleading in a material particular, is liable on conviction to a fine not exceeding Level 3 on the standard scale.

FOR OFFICE USE ONLY

Planning & Tech. Servs.

APPLICATION NO.

12 MAY 1997

DOV/97/0463

# Application Form Part 2(1) OWNERSHIP AND AGRICULTURAL HOLDINGS CERTIFICATE

PLEASE READ THE NOTES OVERLEAF TO DETERMINE WHETHER YOU NEED TO FILL IN THIS PART OR PART 2(2)

CERTIFICATE UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 66  
THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 - ARTICLE 29(4)  
THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

### CERTIFICATE B

I hereby certify that:

- I have/the applicant has\* given the requisite notice to all persons who, at the beginning of the period of 21 days ending with the date of the accompanying application, were owners of any part of the land to which the application relates, viz:

Name of Owner

Address

Date of service of notice

*RICHARD CHILCOTT.*  
*KENT COUNTY COUNCIL.*  
*KENT ESTATE MANAGEMENT.*  
*SPRINGFIELD.*  
*MAIDSTONE. ME14 2LT.*

*12/MAY/97.*

# This declaration does not require completion to accompany an application for Listed Building and/or Conservation Area Consent.

- None of the land to which the application relates is or is part of an agricultural holding;

OR

- I have/the applicant has\* given the requisite notice to every person other than myself/ the applicant who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name of tenant\*

Address

Date of service of notice

*N/A.*

Signed

On behalf of\*

Date

\* Delete where applicable

• If you are the sole agricultural tenant, write NONE

*[Signature]*

*DEAR WANDERERS SPORTS CLUB.*

*12/MAY/1997.*