

**PLANNING**

Dover District Council
White Cliffs Business Park,
Dover, Kent CT16 3PJ.

Tel: 01304 821199

www.dover.gov.uk/planning

Email: developmentcontrol@dover.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The fenced of derelict tennis court once used as the Tennis Bubble (till 2003).

Applicant Details

Name/Company

Title

Mr

First name

Erik

Surname

De Wit

Company Name

Address

Address line 1

Flat 3, 183 Beach Street

Address line 2

Address line 3

Town/City

Deal

County

Kent

Country

United Kingdom

Postcode

CT14 6LY

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes

No

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes

No

Has the proposal been started?

Yes

No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

At present, the site is a fenced-off unused tennis court that has been unused for over 17 years. Dover District Council owns the site and it has a tennis / sporting destination on it. The location has floodlights on the perimeter fencing facing out for security. Dover district council has confirmed (Laura Corby / Kieron Burrett) it has a tennis / sport destination and license is still in place.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

F2 - Local community

Information about the proposed use(s)

Select the use class that relates to the proposed use.

F2 - Local community

Is the proposed operation or use

- Permanent
 Temporary

If Temporary please give details

Play Padel Club Ltd are currently working with Dover District Council, current owners of the site, for a temporary future operation and upkeep of the site, with a lease expected to be in place within the first month of 2024 for approximately two years.

Play Padel Club Ltd approached the Dover District Council to seek initial interest of creating new padel tennis provisions within the district, with some existing redundant grounds within Victoria Park targeted as it is already earmarked for future development (which is part of the potential Tides Regeneration). The project will consist of a two phased program, for which this statement supports items relating to phase one for temporary padel tennis courts. A separate application including all proposals for phase two will be made in due course. This application is for the first phase, Erection of 3 padel tennis courts, timber boxing on existing ground fixing for seating purposes, the erection of 12 led lights and a small shipping container as kiosk.

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I believe this should be granted as per instructions by Kieron Burrett and Laura Corby (both DDC) who have been guiding this project to be delivered. They have already discussed this with various officers within DDC.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Erik De Wit

Date

09/12/2023