

DOVER DISTRICT COUNCIL (Temple Ewell with River)
TOWN AND COUNTRY PLANNING DIRECTION NO.1 1980

Town and Country Planning General Development Order 1977

Article 4

Schedule 1

Classes II (1) and (2) and IV (2)

DOVER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

WHEREAS the Council of the District of Dover being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1977 are satisfied that it is expedient that development of the descriptions set out in the Schedule hereto should not be carried out on land in the Parish of Temple Ewell with River situate north of Kearsney Court on the northern side of Alkham Valley being part of the Palmtree Hill Plantation and comprising 2.94 hectares or thereabouts being the land shown and edged red on plan No. 141/80 annexed hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Order 1977

AND WHEREAS the Council are further of the opinion that development of the said descriptions would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of their area and that the provisions of paragraph (3) (b) of the said Article 4 should apply to this direction.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by the said Article 4 hereby direct that the permission granted by Article 3 of the Town and Country Planning General Development Order 1977 shall not apply to development on the said land of the descriptions set out in the Schedule hereto.

THIS DIRECTION is made in pursuance of the provisions of paragraph (3) (b) of the said Article 4 and shall remain in force until the 20th day of April 1981 being six months from the date of this direction and will then expire unless it has been approved or disallowed by the Secretary of State for the Environment before that date.

THIS DIRECTION may be cited as the Dover District Council (Temple Ewell with River) Town and Country Planning Direction No. 1 1980.

Given under the Common Seal
of the District Council of Dover
this *twenty-first*
day of *October*
One thousand nine hundred and
eighty
The Common Seal of the Council
was hereunto affixed in the presence
of:



The Secretary of State for the
Environment hereby approves the
foregoing direction.

N. Thompson

N. THOMPSON
*An Assistant Secretary
in the Department of
the Environment

G. Blackburn

Chief Executive
Dover District Council

Signed by authority
of the Secretary of
State

23 December 1980

SCHEDULE

- (a) Development permitted under Article 3 of the Town and Country Planning General Development Order 1977 subject to the limitation contained in the description of that development in Column (1) of Schedule 1 to the said Order being development comprised within Class II (1) and (2) sundry minor operations referred to in the said Schedule 1 and not being development comprised in any other class.
- (b) Development permitted under Article 3 of the Town and Country Planning General Development Order 1977 subject to the limitations contained in the description of that development in Column (1) of Schedule 1 to the said Order being development comprised within Class IV (2) temporary buildings and uses referred to in the said Schedule 1 and not being development comprised in any other class.

DOVER DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1971

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

ARTICLE 4 DIRECTION

Land at Palmtree Hill Plantation, Temple Ewell, Dover

Statement of Issues

1. The land shown outlined in red on the plan being a section of Ordnance Survey sheet TR 2813 NW & NE lies on the north side of the Alkham Valley immediately north of Kearsney Court.
2. The land is
 - (i) within a Special Landscape Area in the Kent Structure Plan;
 - (ii) within the Kent Downs Area of Outstanding Natural Beauty designated by the Countryside Commission;
 - (iii) included within the area covered by Tree Preservation Order No 2 1963.
3. The land comprises attractive sloping wooded land forming part of a buffer between the open cultivated land to the west and residential areas of ——— Kearsney Court and Temple Ewell Village to the east.
- .. 4. The District Council has evidence (copy attached) that the land is being offered for sale in plots as "Kentish Countryside Picnic Plots". This will encourage prospective purchasers to erect fences, sheds, etc., the stationing of caravans and could provide a threat to the trees covered by the Tree Preservation Order.
5. Concern has been expressed by local residents in the form of letters as to the possible spoilation of this woodland.
6. It is proposed that permission granted by Article 3 of the Town & Country Planning General Development Order 1977 should not apply to certain Classes as set out in Schedule 1 to that Order on the land outlined in red on the accompanying plan.
7. Accordingly the Dover District Council as District Planning Authority seeks the approval of the Secretary of State, Department of the Environment of an Article 4 Direction withdrawing permitted development rights under Class (II) (1) and (2), Class IV (2), Class VI (1) and Class XXII of Schedule 1 to the Town & Country Planning General Development Order 1977.

Council Offices
Temple Ewell
Dover
Kent

1 September 1980



3 Market Square Dover CT16 1LZ Tel:(0304)204923

Canterbury, Deal, Faversham, Folkestone, Herne Bay, Hythe and Walmer

6925

KENTISH COUNTRYSIDE PICNIC PLOTSALKHAM VALLEY, NR.DOVER

These plots are situated on Southern facing slope overlooking the beautiful Alkham Valley. They are approached from a small lane which runs off the Alkham Road at Kearsney, just past Kearsney Abbey on the opposite side.

Plots 1 - 12 have direct road access. Plots 13 - 24 will be approached over a 10' right of way which will be jointly owned by those plot owners.

There is a water point on the road frontage by Plot 1.

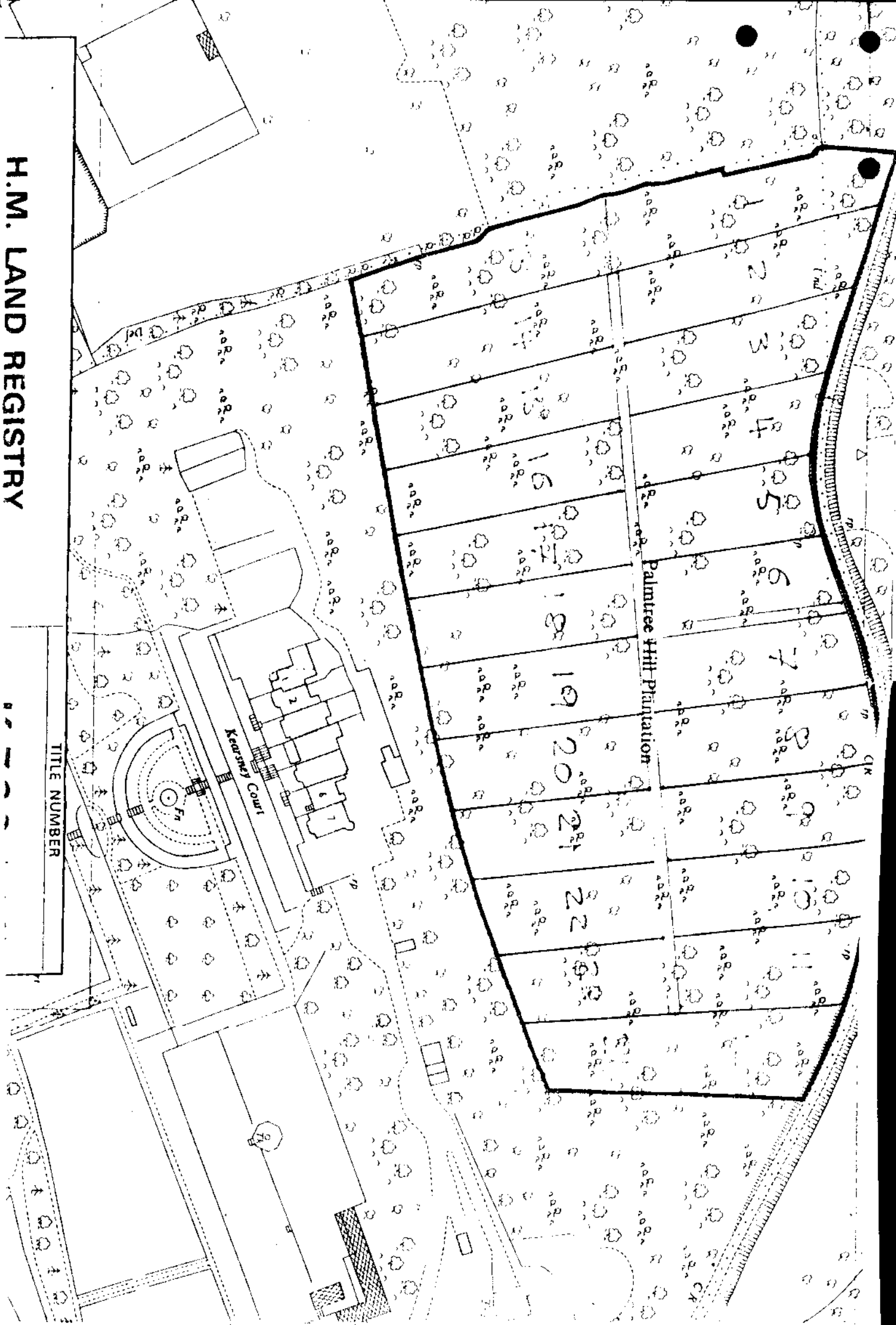
PLANNING: There is no planning permission other than for maintaining its current use of sloping woodland, for which any prospective purchaser can use for leisure activities, camping, picnics, etc., during weekends or holidays.

Plot 1	£899.00	Plot 13	£899.00
Plot 2	£899.00	Plot 14	£899.00
Plot 3	£899.00	Plot 15	£899.00
Plot 4	£699.00	Plot 16	£799.00
Plot 5	£699.00	Plot 17	£799.00
Plot 6	£699.00	Plot 18	£799.00
Plot 7	£799.00	Plot 19	£799.00
Plot 8	£799.00	Plot 20	£699.00
Plot 9	£799.00	Plot 21	£699.00
Plot 10	£699.00	Plot 22	£699.00
Plot 11	£699.00	Plot 23	£699.00
Plot 12	£699.00	Plot 24	£699.00

24 HOUR ANSAPHONE SERVICE

To prevent the possibility of useless journeys, applicants are strongly advised to make an appointment for viewing through the agents issuing these particulars who do not hold themselves responsible for any expenses incurred by applicants inspecting Properties which may have been let, sold, or withdrawn. The foregoing particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and form no part of any contract.

H.M. LAND REGISTRY



TITLE NUMBER

