

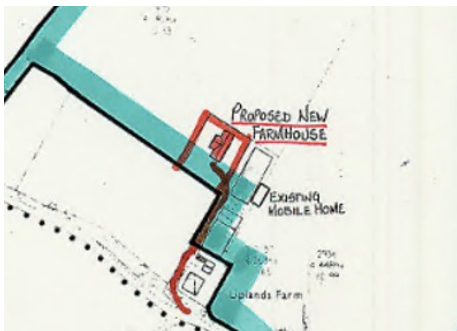
Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

---

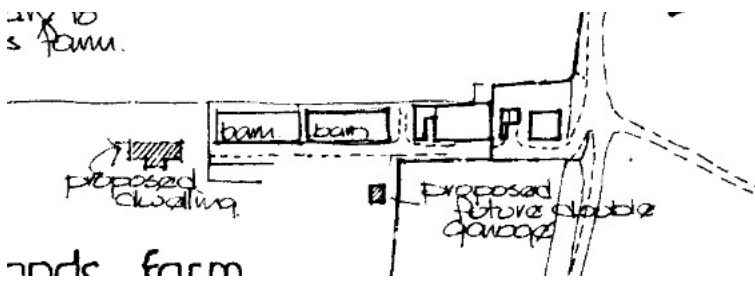
**From:** [REDACTED]  
**Sent:** 29 October 2025 13:40  
**To:** [REDACTED]  
**Subject:** 90/01104/A Uplands Farm Meggetts Lane Alkham

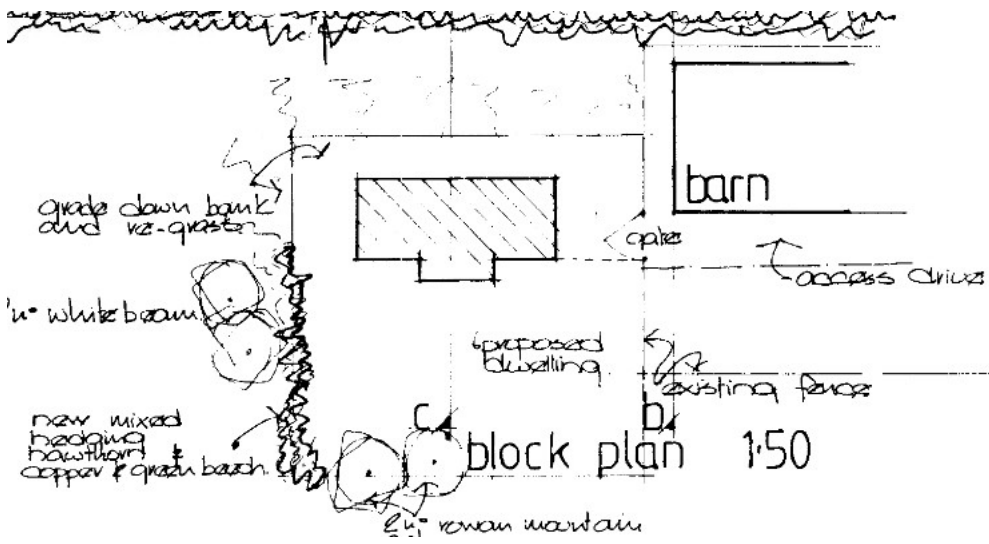
Hi [REDACTED]

So after more digging I have found the revised plans for the bungalow which were to do with resiting the build. As shown below the bungalow was resited to the end of where the two barns are. However, whilst the orientation is correct the position of the bungalow is not as shown in the approved drawings (albeit the approved block and location plans show a slightly different alignment to each other).

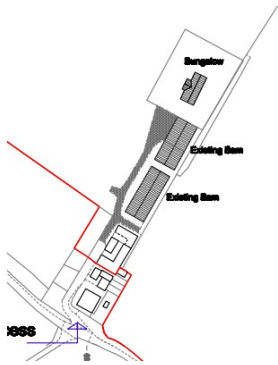


Original permission





**Revised permission**



**Actual position built**



**Google Earth Actual position**

The revised drawings were submitted in relation to condition 10 on the original PP dated 10/01/1992

10. The development shall be carried out in strict accordance with the submitted application as amended by the revised drawing numbers JS/1640/1 and 2 received on 4th October 1991 and any variation whatsoever shall first be submitted to and approved in writing by the District Planning Authority.

Reason: To ensure that the permission relates to the correct documents and that the development is carried out as approved.

Dated: 10/01/92

The amended drawings are on the original file date stamped 4 Jan 1993 (as shown above) and uniform registers this as 90/01104/A . I have found this notice



AMDX/2.2

Council Offices  
Honeywood Road  
Whitfield  
Dover  
Kent CT16 3PG  
Telephone Dover (0304) 821199  
Fax (0304) 824917 Dx 6312

R. O. KING  
C/O J. Smith (Plans) Ltd  
Hydons  
Barrack Hill  
Hythe  
Kent CT21 4BY

Reply to: [REDACTED]  
Planning Division  
Ext No: 5061  
Our Ref: DOV/90/1104 A  
Your Ref:  
Date: 27/01/93

Application Reference No. DOV/90/1104 A

Dear Sir,

**PROPOSAL:** Amendments to approved scheme

**LOCATION:** Uplands Farm  
Meggetts Lane, Alkham


I refer to your agent's letter dated 22 December 1992 and enclosures regarding proposed amendment to the planning permission STD/90/1104 dated 10 January 1992.

The matter has now been considered and it has been decided that the amendments as shown on plan number JS/1640/2b received on 4 January 1993 accompanying your agent's letter dated 22 December 1992 be approved.

The requirements of conditions 1 to 9 on the original permission STD/90/1104 dated 10 January 1992 continue to apply in whole or in part.

The requirements of condition 10 are varied by this approval and the development should be carried out in strict accordance with the amended drawings.

Yours faithfully,

  
For: DIRECTOR of PLANNING and TECHNICAL SERVICES

Planning Dept.  
S.D.C.

Planning & Tech. Servs.			
- 4 JAN 1993			
Dir	Arch	Plc	Eng 92
Files	B.Con	Admin	
ref: Uplands Farm Meggath Lane S. Ashham			

Dear Sirs,

Please find enclosed 2 copies of drawing no JS/1620/2b showing re-siting of boundary landscaping and the hedge to the rear are to remain and all exposed chalk areas to be graded and re-grassed

Yours faithfully

Taking all the above account the siting is still more than de-minimus (even though imo we would have approved it), so I'm wondering if I simply write to the applicant's agent and suggest the application be withdrawn as no lawful permission/conditions in place or do I determine/certify but not for the reasons [redacted] has cited.

Look forward to your advice.


Many thanks



[redacted]  
Principal Planning Officer  
Dover District Council  
Council Offices, White Cliffs Business Park,  
Whitfield, Dover CT16 3PJ

WORKING DAYS Mon - Weds 9.30 - 5.30pm  
Thurs 9.00 - 12.30pm

Tel: [REDACTED]  
Email: [REDACTED]  
Web: [www.dover.gov.uk](http://www.dover.gov.uk)

 Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

share personal information and protect your privacy and rights.

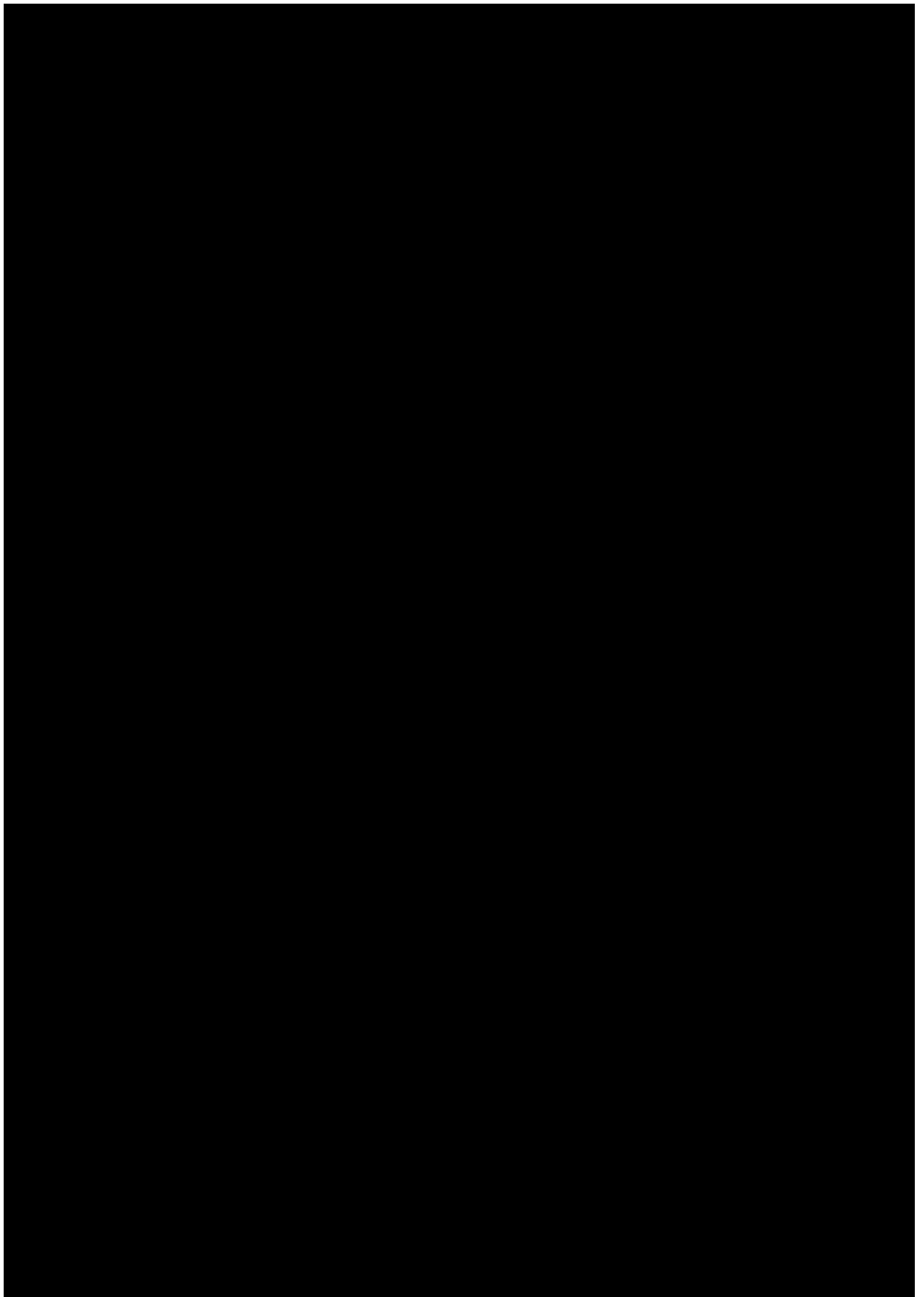
This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.



All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

---

**From:** [REDACTED]  
**Sent:** 04 November 2025 12:15  
**To:** [REDACTED]  
**Subject:** FW: Uplands Farm

Morning [REDACTED]

So I've done my best to scale off the drawings. If you go by the amended block plan (1990) then there is a difference of approx 2.5m in terms of the actual siting in relation to the barn alignment. If you go by the site location plan (1990) the difference is more significant at 6.5m as the rear of the proposed dwelling is in line with the front of the barn. Is 2.5m enough to say not in accordance with the PP? I'd normally say this is pretty significant material change – it's just the impact in this location is insignificant!

Thanks


[REDACTED]

[REDACTED] [REDACTED]  
Principal Planning Officer  
Dover District Council  
Council Offices, White Cliffs Business Park,  
Whitfield, Dover CT16 3PJ



WORKING DAYS Mon - Weds 9.30 – 5.30pm  
Thurs 9.00 – 12.30pm

Tel: [REDACTED]  
Email: [REDACTED]  
Web: [www.dover.gov.uk](http://www.dover.gov.uk)

 Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

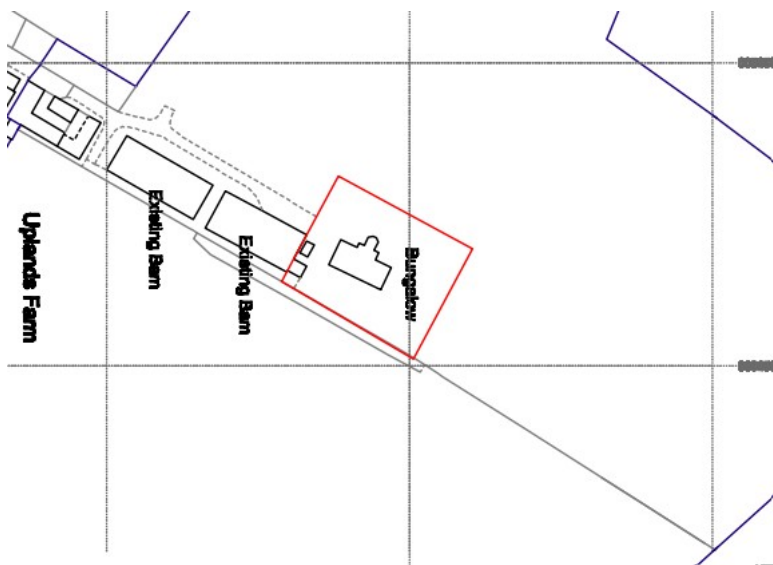
Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

---

**From:** [REDACTED]  
**Sent:** 29 October 2025 16:04  
**To:** [REDACTED]  
**Subject:** Uplands Farm



So actually this is the site location plan taken off my current application and imo accords with the google earth and the blobby conservatory style bit. The only thing I now wonder about is the question of how long it has been built as it currently is .... Did they put an extension on in the last 4 years? But I suppose this doesn't matter if we conclude de-minimus on the building line when originally

constructed. I will try and do some scaling off of the rear building line to the hedge boundary and let you know how I get on.

Thanks again




Principal Planning Officer  
Dover District Council  
Council Offices, White Cliffs Business Park,  
Whitfield, Dover CT16 3PJ



WORKING DAYS Mon - Weds 9.30 – 5.30pm  
Thurs 9.00 – 12.30pm

Tel: [Redacted]  
Email: [Redacted]  
Web: [www.dover.gov.uk](http://www.dover.gov.uk)

 Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

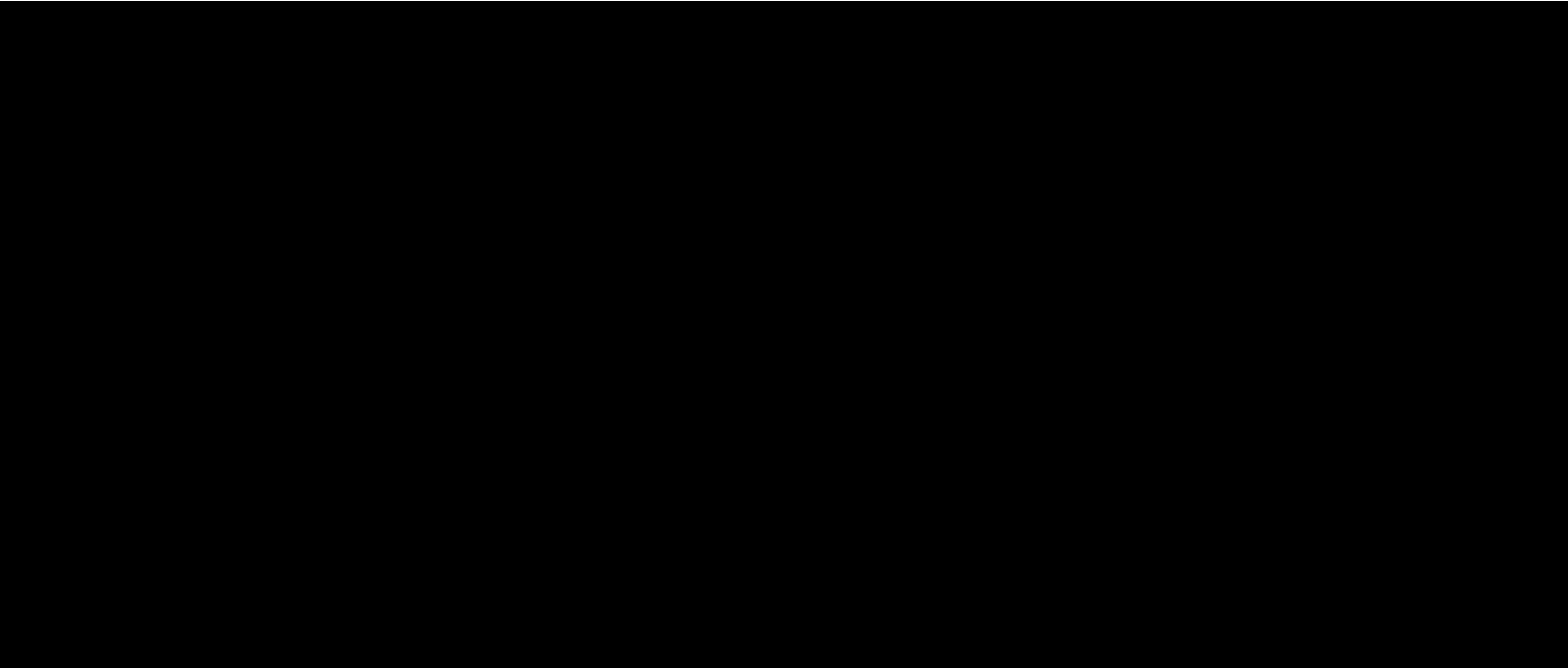
If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.





---

**From:** [REDACTED]  
**Sent:** 17 November 2025 11:02  
**To:** [REDACTED]  
**Subject:** FW: Uplands Farm 25/00776

Hi [REDACTED]

I have just received this from the agent on Uplands Farm when seeking a further EOT. Also followed up with an email from the applicant saying he is putting me on notice regarding 'costs' and instructing [REDACTED] to appeal in the event that we refuse this. If possible are you able to provide me with advice/wording on what I should be going back to them with.

Many thanks


[REDACTED]

[REDACTED] [REDACTED]  
Principal Planning Officer  
Dover District Council  
Council Offices, White Cliffs Business Park,  
Whitfield, Dover CT16 3PJ



WORKING DAYS Mon - Weds 9.30 – 5.30pm  
Thurs 9.00 – 12.30pm

Tel: [REDACTED]  
Email [REDACTED]  
Web: [www.dover.gov.uk](http://www.dover.gov.uk)

 Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

---

**From:** [REDACTED]  
**Sent:** 17 November 2025 10:50  
**To:** [REDACTED]  
**Subject:** Re: Uplands Farm 25/00776

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Good morning [REDACTED]

Yes of course we can extend to 30/11/25.

My client will not be too happy with this though as we have been holding off depositing a pre-application for advice on the alterations to the existing bungalow - so that we can deposit this with all matters as to permitted development rights and conditions settled.

This will be a further delay to him - he has just reminded me it has been nearly a month now just to hear back from your solicitor.

The point he also makes being that his barristers's advice is clear on the matter - said barrister being an enforcement and planning law specialist who has sat on the Attorney General's Panel.

With all due respect to your solicitor - my client is unlikely to accept a contrary view.

I did take the liberty of speaking to the barrister on Friday, who stated that both LDCs would stand in their own right - one does not affect or change the other. So for instance condition 9 already approved as not needing to be complied with can remain on the conditions 1-10 application. There is no adverse effect in law.

His only other comment was that the case law is unequivocal.

Are we able to obtain an answer today please?

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

tmc commercial

23 Dumpton Park Drive Broadstairs Kent CT10 1RQ

architecture planning buildings

On 17/11/2025 09:41, [REDACTED] wrote:

Hi [REDACTED]

Sorry, yes please can we extend (perhaps until 30/11/2025 for now?). I had hoped to hear back from legal, but hadn't. I'll see what I can find out today with regard to the advice.

Many thanks



Principal Planning Officer  
Dover District Council  
Council Offices, White Cliffs Business Park,  
Whitfield, Dover CT16 3PJ



WORKING DAYS Mon - Weds 9.30 – 5.30pm  
Thurs 9.00 – 12.30pm

Tel: [Redacted]

Email [Redacted]

Web: [www.dover.gov.uk](http://www.dover.gov.uk)



Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

---

**From:** [REDACTED]  
**Sent:** 14 November 2025 13:52  
**To:** [REDACTED]  
**Subject:** Re: Uplands Farm 25/00776

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Hi [REDACTED]

I don't mean to chase but do you wish to extend the deadline as it is tomorrow, 15th November ?

Kind regards

[REDACTED]

On 12/11/2025 09:44, [REDACTED] wrote:

Hi [REDACTED]

Yes I have briefed him of all the facts and am just waiting on some written advice as to whether I need to seek any further information/how to proceed. I'll contact him today and see where he is at.  
Kind regards


[REDACTED]



[REDACTED] [REDACTED]  
Principal Planning Officer  
Dover District Council  
Council Offices, White Cliffs Business Park,  
Whitfield, Dover CT16 3PJ

WORKING DAYS Mon - Weds 9.30 – 5.30pm  
Thurs 9.00 – 12.30pm

Tel: [REDACTED]  
Email [REDACTED]  
Web: [www.dover.gov.uk](http://www.dover.gov.uk)

 Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

---

**From:** [REDACTED]  
**Sent:** 12 November 2025 08:10  
**To:** [REDACTED]  
**Subject:** Re: Uplands Farm 25/00776

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Good morning [REDACTED]

Mindful of the extended date of 15th November, have you discussed the matter with your solicitor as yet?

Kind regards

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
tmc commercial

23 Dumpton Park Drive Broadstairs Kent CT10 1RQ

architecture planning buildings

On 22/10/2025 15:28, [REDACTED] wrote:

Hi [REDACTED]

Many thanks for sending this across, I have since found it on the file, so sorry about that. It was helpful to talk this one through over the phone earlier. I am just waiting for the DDC solicitor to come back to me with a date to discuss the way forward. In the meantime I'd be grateful if you could agree a further EOT until 15<sup>th</sup> November, by which time I should be in a position to either issue a decision on the basis of what has been submitted, amend the application or ask you to withdraw.

Kind regards


[REDACTED]



██████████ ██████████  
Principal Planning Officer  
Dover District Council  
Council Offices, White Cliffs Business Park,  
Whitfield, Dover CT16 3PJ

WORKING DAYS Mon - Weds 9.30 – 5.30pm  
Thurs 9.00 – 12.30pm

Tel: ██████████  
Email ██████████  
Web: [www.dover.gov.uk](http://www.dover.gov.uk)

 Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

---

**From:** [REDACTED]  
**Sent:** 22 October 2025 13:29  
**To:** [REDACTED]  
**Subject:** Re: FW: Uplands Farm

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Hi [REDACTED]

Please find attached barrister's cover letter as we have just discussed on the telephone.

And thank you for your time with the call.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

tmc commercial

23 Dumpton Park Drive Broadstairs Kent CT10 1RQ

architecture planning buildings

On 21/10/2025 16:48, [REDACTED] wrote:

Hi [REDACTED]

Sorry we haven't spoken since my previous email. Please can we have a chat regarding the site. In my view things have moved on since you submitted this application and I do not see the necessity for it. Are you available to discuss this week (tomorrow or Thursday am?) as I am proposing you withdraw application 25/00776. As it stands I would otherwise be looking to refuse the application but prefer not to so it would be helpful to discuss first.

Kind regards


[REDACTED]



[REDACTED] [REDACTED]  
Principal Planning Officer  
Dover District Council  
Council Offices, White Cliffs Business Park,  
Whitfield, Dover CT16 3PJ

WORKING DAYS Mon - Weds 9.30 – 5.30pm  
Thurs 9.00 – 12.30pm

Tel: 01304 872485  
Email [amanda.marks@dover.gov.uk](mailto:amanda.marks@dover.gov.uk)  
Web: [www.dover.gov.uk](http://www.dover.gov.uk)

 Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

---

**From:** [REDACTED]  
**Sent:** 30 September 2025 16:25  
**To:** [REDACTED]  
**Subject:** RE: Uplands Farm

Hi [REDACTED]

I am going to pop out to the site on next Thursday morning. It would be helpful to meet you out there if that's possible? I'm keen to see the site properly and bungalow as this will help understand the relevance or not of the conditions and whether they need to be included in the CLD or not. I was looking at getting to site for approximately 10.30am? If you can't make it, please can you confirm that it is ok for me to attend unaccompanied and we can talk on the phone after my visit?

Kind regards

[REDACTED]




[REDACTED] [REDACTED]  
Principal Planning Officer  
Dover District Council  
Council Offices, White Cliffs Business Park,  
Whitfield, Dover CT16 3PJ

WORKING DAYS Mon - Weds 9.30 – 5.30pm  
Thurs 9.00 – 12.30pm

Tel: [REDACTED]

Email [REDACTED]

Web: [www.dover.gov.uk](http://www.dover.gov.uk)

 Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

---

**From:** [REDACTED]

**Sent:** 29 September 2025 16:29

**To:** [REDACTED]

[REDACTED]

**Subject:** Re: Uplands Farm

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Hi [REDACTED]

Of course, extension of time agreed.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

tmc commercial

23 Dumpton Park Drive Broadstairs Kent CT10 1RQ

architecture planning buildings

On 29/09/2025 14:56, [REDACTED] wrote:

Hi [REDACTED]

Apologies that I have not been in contact whilst working through this application. I need to double check with my manager tomorrow but should then be able to advise where I am with this second CLD. In the meantime please could I ask if you'd be able to agree an EOT for a further 3 weeks as I am hopeful this will be sufficient to draw this to a conclusion.


Many thanks



Principal Planning Officer  
Dover District Council  
Council Offices, White Cliffs Business Park,  
Whitfield, Dover CT16 3PJ

WORKING DAYS Mon - Weds 9.30 – 5.30pm  
Thurs 9.00 – 12.30pm

Tel:   
Email   
Web: [www.dover.gov.uk](http://www.dover.gov.uk)

 Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we

will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

---

**From:** [REDACTED]  
**Sent:** 15 September 2025 14:13  
**To:** [REDACTED]  
**Subject:** Re: Uplands Farm

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Thank you [REDACTED]

I realise you've been away, so when you are ready, of course.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

tmc commercial

On 15/09/2025 12:42, [REDACTED] wrote:

Hi [REDACTED]

My apologies as I have only properly returned this week. I will go through the conditions again and let you know where I am at.

Kind regards


[REDACTED]



██████████ ██████████  
Principal Planning Officer  
Dover District Council  
Council Offices, White Cliffs Business Park,  
Whitfield, Dover CT16 3PJ

WORKING DAYS Mon - Weds 9.30 – 5.30pm  
Thurs 9.00 – 12.30pm

Tel: ██████████  
Email ██████████  
Web: [www.dover.gov.uk](http://www.dover.gov.uk)

 Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

---

**From:** [REDACTED]  
**Sent:** 12 September 2025 08:56  
**To:** [REDACTED]  
**Subject:** Re: Uplands Farm

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Good morning [REDACTED]

I trust you had a good break.

And thank you for the first LDC.

If we can finalise the second application, we would be most grateful.

Kind regards

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

tmc commercial ltd

On 22/08/2025 08:58, [Redacted] wrote:

Morning [Redacted]

Thank you for the message, and all understood.

Have a good break and I will wait to hear from you.

Kind regards

[Redacted]  
[Redacted]  
[Redacted]

tmc commercial ltd

On 21/08/2025 17:43, [REDACTED] wrote:

Hi [REDACTED]

Apologies that I have been unable to come back to you on the second application, it is taking more time to consider. I am on leave for the next two weeks so will need to pick this up again on my return. You should hopefully received the AOC decision in my absence.

Kind regards

[REDACTED]



[REDACTED]  
Principal Planning Officer  
Dover District Council  
Council Offices, White Cliffs Business Park,  
Whitfield, Dover CT16 3PJ

WORKING DAYS Mon - Weds 9.30 – 5.30pm  
Thurs 9.00 – 12.30pm

Tel: [REDACTED]

Email [REDACTED]



Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to

any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free

message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.



All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

---

**From:** [REDACTED]  
**Sent:** 19 November 2025 17:48  
**To:** [REDACTED]  
**Subject:** RE: updates sought

Hi [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## 25/00776 Uplands Farm:

I have seen the chaser email from the agent and his observation that his client isn't likely to be persuaded that his barrister is wrong because a lowly Council solicitor disagrees with the opinion provided! However, as discussed, the opinion submitted is unpersuasive. It fails to analyse the conditions which are the subject of the opinion and, notably, fails to address the question of whether or not those conditions are "true conditions precedent" in the sense that they are expressly prohibitive and "go to the heart" of the permission granted, such as to render development which is not in compliance with them ineffective in commencing the permission (which is what they are arguing).

The starting point is that operations to which the planning permission relates are the operations which it authorizes and not those which contravene the conditions of the permission (which is known as the *Whitley* principle). To put it simply, works undertaken without complying with all pre-commencement conditions will not, lawfully, commence development. However, there are exceptions to the *Whitley* principle and in *Hart Aggregates* [2005] EWHC 840 (Admin) Sullivan J explained that a distinction was to be drawn between a condition which required some action to be taken (plans agreed or works done) before development is commenced, and a condition which expressly prohibits any development taking place before a particular requirement (such as the approval of plans) has been met. Only in the latter case should it be concluded that the development which has taken place is unlawful. Furthermore, for a condition to be a "true condition precedent" it must not only have to be unambiguously and expressly prohibitive but it must also go to the "heart" of the planning permission. The High Court decision in *Miesels* [2019] EWHC 1987 (Admin) put the question as to whether a condition went to the "heart of the permission" this way; is it "a condition going beyond the detail of a matter that is agreed in principle and is, instead, something without which the authority would not be content to permit the development at all. It is this distinction which in my view underlies the difference between the admittedly widely-contrasting scenarios suggested by Sullivan J in *Hart Aggregates* at [65].

I have reviewed the conditions 5 and 7 (non-compliance with which is contended to have resulted in the unlawful development of the bungalow at Uplands Farm) and they provide as follows:

5. In addition to the landscaping works referred to in condition 4 above details of additional tree and hedge planting for the boundaries of the site shall be submitted to the District Planning Authority for approval prior to the commencement of works on site and such details as are approved in writing shall thereafter be carried out prior to the dwelling hereby approved first being occupied and thereafter maintained to the reasonable satisfaction of the District Planning Authority for a period of not less than 5 years.

Reason: - To protect and enhance the visual amenities of the locality.

7. Prior to the commencement of the development hereby approved details of two vehicle parking spaces within the curtilage of the site shall be submitted to the District Planning Authority for approval; such facilities as are approved in writing shall thereafter be implemented prior to the approved dwelling first being occupied and, together with the vehicular access thereto, shall be available for use prior to the approved dwelling first being occupied and shall thereafter be maintained to the reasonable satisfaction of the District Planning Authority.

Reason:- The development, without the provision of adequate parking facilities, is likely to lead to inconvenience and danger to other road users and to be detrimental to amenity by reason of vehicles parking on the public highway.

My first observation is that the conditions are not expressly prohibitive. The wording suggests that they are more in the nature of conditions which require certain matters (i.e. additional landscaping works and location of parking spaces) to be agreed before development may commence and less in the nature of conditions which expressly prohibit development until those matters are agreed. They are not framed as “no development may commence until ... is submitted to the Council and approved in writing” which is commonly seen when a matter is of sufficient significance to warrant such a forceful approach.

Turning to the question of whether the conditions “go to the heart” of the permission, my feeling (and the question is a matter of planning judgment for the Council) is that they do not. As mentioned above, the court has framed the question as to be whether a condition “goes beyond a detail of a matter that is agreed in principle” to become something “without which the authority would not be content to permit the development at all”. The additional landscaping was additional to that which was specified on the approved plan and secured by condition 4 and not, therefore, the only condition which secured landscaping of the site to protect the visual amenity of the locality. It was only to be maintained for a period of 5 years and [REDACTED] can you please enter some commentary here on the significance of the additional boundary landscaping here – I’m thinking you should focus on what the significance of the boundary planting would have been in this location – are there neighbouring residential properties nearby which would have been impacted by the lack of approved boundary landscaping treatments? I’m presuming not. Also, how visible would the bungalow be? The reason is in the interest of the visual amenity of the locality – I would assume that the lack of this detail was unlikely to compromise the visual amenity of the area in any event]. Consequently, I would tend to the view that this is more in the nature of a detail of a matter agreed in principle, and not a fundamental part of the development permitted. Indeed, beyond the 5 year period of its application it does not control the future boundary treatment and, therefore, from that point onward does not guarantee any beneficial effect on the visual amenity of the locality at all.

Condition 7 is, in my view, a good example of detail of a matter which is agreed in principle but the specifics of which are to be approved by the LPA. The site had sufficient space within the curtilage of the approved dwelling to accommodate the requisite parking but the final detail of the specific location was to be approved. Whilst the provision of on-site parking was clearly considered to be desirable, it is not a fundamental aspect of the permitted development. [REDACTED] can you offer any insight into this – do we know if parking was provided on sight from aerial imagery? Do we know how important the provision of parking was to the decision to grant PP? Were there any objections about parking, is there a lack of parking on-road in the vicinity of the site?]

I suggest we go back to the agent with something along the lines of the above (subject to any useful input you may have on the highlighted text) and get them to address the question of whether they are “true” conditions precedent.

Kind regards

[REDACTED]



[REDACTED]  
**Principal Solicitor - Planning**

Dover District Council  
Council Offices, White Cliffs Business Park, Whitfield, Dover  
CT16 3PJ

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://dover.gov.uk>

Please consider the Environment before printing this email

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at [www.dover.gov.uk/privacy](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.