



## DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Council Offices, Maison Dieu House, Biggin Street, Dover, on Monday 15<sup>th</sup> January 2018 at 6pm.

### PRESENT

Councillor A Jenner(Chairman)  
 Councillor J Lamoon  
 Councillor I Palmer  
 Councillor C Precious  
 Councillor N Rix  
 Councillor R Walkden  
 Councillor M Wood

#### 227. APOLOGIES FOR ABSENCE

Mr P Sherratt (Dover Society) for health reasons, Councillor Heron due to work commitments

#### 228. DECLARATIONS OF INTEREST

Councillors present made no declarations of disclosable pecuniary and/or other interests as required by law.

#### 229. MINUTES

The Committee considered the minutes of the meeting of the Committee held on the 4th December 2017.

RESOLVED: That the minutes of the meetings of the Committee held on the 4<sup>th</sup> December 2017, be approved as a correct record and signed by the Chairman

#### 300. COMMITTEE BUDGET

The Committee noted the latest out-turn against the Committee's 2017/18 budget.

#### 301. DETERMINED PLANNING CONSENTS

Chairman

The Committee noted the decisions of Dover District Council on the following planning applications:

<u>Application No:</u>	<u>Address</u>	<u>Decision</u>	<u>Town Council Decision</u>
DOV/17/00776	The Qube, St Radigunds Road, Dover, CT17 0JZ	Granted	Support
DOV/17/01205	106 Melbourne Avenue, Dover, CT16 2JH	Granted	Support
DOV/17/01222	Dover Marina Hotel, Waterloo Crescent, Dover, CT17 9BP	Granted	Support
DOV/17/01223	Dover Marina Hotel, Waterloo Crescent, Dover, CT17 9BP	Granted	Support
DOV/17/01242	18 Percival Terrace, Dover, CT17 9SU	Granted	Support
DOV/17/01248	Burgess Marine Ltd, Channel View Road, Dover, CT17 9TP	Granted	Support
DOV/17/01251	Gala Bingo Hall, 49 Biggin Street, Dover, CT16 1DB	Granted	Object
DOV/17/01289	Unit 1, Primrose Industrial Estate, Coombe Valley Road, Dover, CT17 0UP	Granted	Support
DOV/17/01290	13 St Davids Avenue, Aycliffe, CT17 9HU	Granted	Strongly Object
DOV/17/01291	Unit 2, 11-16, Biggin Street, Dover, CT16 1BD	Granted	Support
DOV/17/01342	Lord Warden House, Lord Warden Square, Dover	Granted	Support
DOV/17/01343	Lord Warden House, Lord Warden Square, Dover	Granted	Support
DOV/17/01349	9 High Street, Dover, CT16 1DP	Granted	Support

### 302. APPLICATIONS FOR PLANNING CONSENT

The Committee considered applications for planning consent passed to the Town Council for consultation purposes.

RESOLVED: That the following observations be passed to the Dover District Council in relation to the applications now considered:

Application No: DOV/17/01188

Proposal: Change of use and conversion to self-contained flat, removal of door and replace with window and the erection of a single storey rear link extension  
Basement, 18 Castle Street, Dover, CT16 1PW

Comment: Objection 1) the living space is inadequate with only a very small kitchen/ diner to be used as a communal area, which does not allow sufficient leisure/work space (homeworking is increasing for residents)  
2) Soundproofing needs to me regulations for residential under

Chairman

- business premises.
- Application No: DOV/17/01189
- Proposal: Conversion to residential to incl. erection of rear extension  
Basement, 18 Castle Street, Dover, CT16 1PW
- Comment: Objection 1) the living space is inadequate with only a very small kitchen/ diner to be used as a communal area, which does not allow sufficient leisure/work space(homeworking is increasing for residents)  
2) Soundproofing needs to me regulations for residential under business premises.
- Application No: DOV/17/01260
- Proposal: Display of two internally illuminated fascia signs  
Ground floor Block 1H Clock Tower Lofts, Crabble Hill, Dover, CT17 0FA
- Comment: Support. However, application states 2 signs but shows 3
- Application No: DOV/17/01365
- Proposal: Erection of replacement palisade fencing  
Land along eastern boundary of Priory Court, St Johns Road, Dover, CT17 9SH
- Comment: Support.
- Application No: DOV/17/01443
- Proposal: Display of three internally illuminated fascia signs  
Unit 1C, St James Centre, Dolphin Passage, Dover, CT16 1QD
- Comment: Support.
- Application No: DOV/17/01452
- Proposal: Outline application for the erection of a four-storey building incorporating 11no. flats and ground floor retail unit with associated car parking  
Buckland Mill Service Station, Crabble Hill, Dover, CT17 0RZ
- Comment: Strongly support. We are looking forward to reading the new library books this development will bring to Dover Library
- Application No: DOV/17/01453
- Proposal: Variation of condition 2 of planning permission DOV/17/00685 to allow amendments to the approved drawings to include: various works to the proposed teaching block, reconfiguration of proposed teaching block with minor adjustments to the hard/soft landscape demise including pedestrian entrance paths off Astor Avenue (section 73 application)  
Priory Fields School, Astor Avenue, Dover, CT17 OFS
- Comment: Support. However, there have been comments made by local residents regarding the hazard of mud on the road would request a wheel washer be installed for vehicles exiting the site.
- Application No: DOV/17/01456
- Proposal: Erection of a two storey side extension, creation of a vehicular access and formation of parking (existing extension to be demolished)  
42 Durban Crescent, Dover, CT16 2JJ
- Comment: Support.
- Application No: DOV/17/01461
- Proposal: Display of one internally illuminated and non-illuminated fascia sign  
Unit 21, Block C, St James Retail Park, St James Street, Dover, CT16 1QD

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- Comment: No objection.  
Application No: DOV/17/01465  
Proposal: Part change of use to ground floor to residential  
15 Bench Street, Dover, CT16 1JW
- Comment: Support.  
Application No: DOV/17/01491  
Proposal: Display of one internally illuminated fascia sign and two non-illuminated panel signs  
Carphone Warehouse Unit 22, Block C, St James Development, St James Street, Dover, CT16 1QD
- Comment: Support.  
Application No: DOV/17/01502  
Proposal: Internal alterations to facilitate the conversion of basement into a 1no. bed flat  
11 Maison Dieu Place, Dover, CT16 1DX
- Comment: Object. The proposed lay out will provide poor quality of living space, poor levels of light in the property. There are also concerns re the height of rooms as essentially this is a cellar. There is also concern regarding ventilation for the bathroom.
- Application No: DOV/17/01512  
Proposal: Re-pollard one Sycamore tree, cutting new growth back to previous pollard pruning points  
13 Chestnut Road, Dover, CT17 9PY
- Comment: Support.  
Application No: DOV/17/01523  
Proposal: Outline application for the erection of up to 188no. dwellings (with all matters reserved)  
Former Buckland Hospital, Coombe Valley Road, Dover, CT17 0HD
- Comment: Strongly object. The development is going to be a 9-story apartment block which will remove views of the local nature reserve behind it. Local housing is largely 2 storey & this scale of development is unsuitable for the area. The road infrastructure for current traffic is inadequate let alone the additional vehicles for 188 households.
- Application No: DOV/17/01526  
Proposal: Display of 4no. non-illuminated advertisement signs applied to umbrella over seating area  
Unit 3B, St James Site (DTIZ), Townwall Street, Dover, CT16 1QD
- Comment: Support.  
Application No: DOV/17/01533  
Proposal: Erection of a two-storey rear extension  
39 Heathfield Avenue, Dover, CT16 2NX
- Comment: Support.  
Application No: DOV/17/01539  
Proposal: Erection of a flat roof first floor rear extension with timber cladding  
Welbeck, Folkestone Road, Dover, CT15 7AB
- Comment: Outside of our boundary - not considered  
Application No: DOV/18/00020  
Proposal: Installation of commemorative plaque  
Maison Dieu House, Biggin Street, Dover, CT16 1DW
- Comment: Strongly support.  
Application No: DOV/18/00024

Chairman

Proposal: Re-pollard one Sycamore tree  
15 Chestnut Road, Dover, CT17 9PY

Comment: Support.

**303. LATE PLANNING APPLICATIONS**

Application No: DOV/17/01536

Proposal: Erection of a detached two storey community building with roof terrace, conversion and extension of 12no. existing semi-detached dwellings into 6no. detached residential care units, erection of security fencing and gates, installation of solar panels to roof slope of care units, formation of footpaths and creation of car park and heat source compound  
43-65 & Land adjoining, Randolph Road, Dover, CT17 0FZ

Comment: Strongly support. Very innovative idea would like to see this implemented sooner rather than later

**304. LICENSING AND CONSENTS**

No Licencing consultations

**305. CONSULTATIONS**

No consultations

**306. INFORMATION ITEMS**

No information items received

**307. DATE OF NEXT MEETING**

The next meeting will be held on the 12th February 2018 at 6pm.

The meeting closed at 7.30pm

Councillor A Jenner  
CHAIRMAN

Chairman