



## DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Council Offices, Maison Dieu House, Biggin Street, Dover, on Monday 9<sup>th</sup> April 2018 at 6pm.

### PRESENT

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

**451. APOLOGIES FOR ABSENCE**

Mr P Sherratt due to ill health.

**452. DECLARATIONS OF INTEREST**

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

**453. MINUTES**

The Committee considered the minutes of the meeting of the Committee held on the 12th February 2018.

RESOLVED: That the minutes of the meetings of the Committee held on the 12<sup>th</sup> March 2018, be approved as a correct record and signed by the Chairman

**454. COMMITTEE BUDGET**

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

Chairman

**455. DETERMINED PLANNING CONSENTS**

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/18/00111	St James Retail Park, St James Street, Dover, CT16 1QD	Granted	Support
DOV/18/00060	Public Conveniences (Land r/o 2-8a Buckland Avenue), Crabble Hill, Dover, CT16 2NP	Granted	Strongly Support
DOV/18/00059	Leamington House, Effingham Crescent, Dover, CT17 9RH	Granted	Support
DOV/18/00032	Leamington House, Effingham Crescent, Dover, CT17 9RH	Granted	Support
DOV/18/00014	28 Castle Street, Dover, CT16 1PW	Granted	Object
DOV/17/01360	28 Priory Hill, Dover, CT17 0AA	Granted	Strongly object
DOV/17/01302	Wraights of Dover, Edgar Road, Dover, CT17 0ES	Granted	Strongly object
DOV/17/00962	2-9, Cambridge Terrace, Dover, CT16 1JT	Granted	Support
DOV/17/00963	27 Castle Street, Dover, CT16 1PT	Granted	Neutral
DOV/17/01533	39 Heathfield Avenue, Dover, CT16 2NX	Granted	No objection

**456. 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:

<u>Application No:</u>	DOV/17/01525
<u>Proposal:</u>	Reserved matters application for the appearance, landscaping, layout and scale (part of Phase 1B) for 32 dwellings pursuant to outline permission DOV/10/01010 (amended site plan); Phase 1, Whitfield Urban Extension, Whitfield, CT16 3HX
<u>Comment:</u>	No response to be made as the development is outside the Town Council's Ward Boundaries.
<u>Application No:</u>	DOV/18/00046
<u>Proposal:</u>	Installation of a 2m high fence, double gates and anti-climb railings; Land rear of, 21 Market Square, Dover, CT16 1NH.
<u>Comment:</u>	Support though the Town Council hopes that the protection of private land is balanced by adequate provision for the accommodation.

Chairman

457 CHANGE THE ORDER OF BUSINESS

RESOLVED: That the order of business be changed to discuss DOV/18/00290 onwards in accordance with Standing Order 7 (vi).

Application No: DOV/18/00290

Proposal: Display of 2no. internally illuminated and 1 non-illuminated fascia signs, 1no. internally illuminated hanging sign and vinyl window graphics to front and side elevations;  
28-30, Biggin Street, Dover, CT16 1BX.

Comment: Support provided that the comments of the Heritage Officer are implemented.

458. LATE PLANNING APPLICATIONS

Application No: DOV/18/00044

Proposal: Change of use and conversion of ground floor to dwelling (Use Class C3)  
65 London Road, Dover, CT17 0SP

Comment: Object. The ground floor flat is adjacent to the busy thoroughfare of London Rd but the huge shop window is being left as is. This is unsuitable for the living and cooking area of a residential property. As has been done with some of the other conversions in the area, the window should be removed and smaller windows put in front to provide both improved privacy for tenant and reduce noise from the street. Security will be improved for the resident. The flat seems small but as DDC does not have standards to ensure decent levels of space and accommodation in conversions it is difficult to be more exact in commenting on this. Developers should be obliged to invest in bringing conversions, particularly those intended for the private rented market, to a decent standard. Dover has a higher level of inadequate private rented housing stock than elsewhere in England.

Application No: DOV/18/00311

Proposal: Dismantle & rebuild brick chimney  
Constable's Tower, Dover Castle, Castle Hill Road, Dover, CT16 1HU

Comment: Support

Application No: DOV/18/00348

Proposal: Conversion of dwelling into 1no. 1 bed apartment and 1no. 2 bed apartment and erection of single storey extension  
72 Clarendon Place, Dover, CT17 9QD

Comment: Object:

The conversion of a single-family home into 3 dwellings will adversely affect the quality of amenities of life for existing and future residents. There are already too few community facilities such as play areas in a very densely populated neighbourhood. There will be additional noise, pollution, overcrowding and parking/driving issues on the road with 3 households and their comings and goings as opposed to one household. This has been demonstrated on nearby streets including Folkestone Road. The LPA must begin to take a strategic view of cumulative impact of development as required by Law and guidance.

Chairman

Application No: DOV/18/00351  
Proposal: Installation of replacement balcony windows and doors  
 127 The Gateway, Marine Parade, Dover, CT16 1LH  
Comment: Support

**459. APPLICATIONS FOR PLANNING CONSENT/Continued**

Application No: DOV/18/00262  
Proposal: Variation of Condition 2 of planning permission DOV/17/00134 to  
 allow amendments to the approved drawings (section 73 application);  
 1 & 2, St Alphege Road, Dover, CT16 2PU.  
Comment: Neutral – the Town Council’s concerns about provision of off street  
 parking for employees (and tenants) with cars as made previously,  
 have not been addressed. This will result in continued pressure on the  
 poor amenities in the area including parking for churchgoers at  
 Charlton Church, many of whom are elderly and less mobile than they  
 once were.

**460. LICENSING AND CONSENTS**

There were no Licencing consultations.

**461. CONSULTATIONS**

There were no Consultations.

**462. INFORMATION ITEMS**

There were no Information Items to bring to the Committee’s attention.

**463. DATE OF NEXT MEETING**

The next meeting will be held on the 14<sup>th</sup> May 2018 at 6pm.

The meeting closed at 6.42pm

Councillor A Jenner  
 CHAIRMAN

Chairman