



Town Council Offices  
Maison Dieu House  
Biggin Street  
Dover  
CT16 1DW

DATE OF ISSUE:  
9<sup>th</sup> August 2017

## DOVER TOWN COUNCIL

Dear Councillor

NOTICE IS HEREBY GIVEN THAT a meeting of the PLANNING COMMITTEE will be held at the Town Council Offices on Monday 14<sup>th</sup> August 2017 at 6 pm when the business shown on the agenda below will be transacted.

Any member of the public who requires further information or has any special requirements in respect of this meeting please contact Allison Burton, Town Clerk, on 01304 242625.

Allison Burton  
TOWN CLERK

The Press and Public are welcome to attend.

### AGENDA

1. APOLOGIES FOR ABSENCE

Prior to a meeting, Councillors' apologies with a reason for absence from that meeting should be submitted to the clerk

2. DECLARATIONS OF INTEREST

To receive any declarations of disclosable pecuniary and/or other interests as required by law

*(Guidance for Councillors concerning disclosable pecuniary and/or other interests is attached for your information).*

3. MINUTES

To approve the Minutes of the meetings of the Planning Committee held on 17<sup>th</sup> July 2017 (copy attached).

4. COMMITTEE BUDGET

To consider the latest out-turn against the Committee's 2017/18 budget (copy attached).

5. DETERMINED PLANNING CONSENTS

To note 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/17/00533	14 De Burgh Hill, Dover, CT17 0BS	Granted	Object
DOV/17/00561	96 Melbourne Avenue, Dover, CT16 2JH	Granted	No objection
DOV/17/00629	7 Whinless Road, Dover, CT17 0HJ	Refused	Object
DOV/17/00664	2A Winchelsea Road, Dover, CT17 9TT	Granted	Support
DOV/17/00665	19 Bunkers Hill Road, Dover, CT17 0JH	Refused	Support
DOV/17/00620	Dover Athletic Football Club, Crabble Road, River, CT17 0QE	Granted	Support
DOV/17/00595	Kings Hall, 287 London Road, Dover, CT17 0SY	Refused	Object
DOV/17/00369	8 Norman Street, Dover, CT17 9RS	Granted	Support
DOV/17/00549	Londis Convenience Store, 139-141 Folkestone Road, Dover, CT17 9SG	Granted	Support

6. APPLICATIONS FOR PLANNING CONSENT

To consider the following applications for planning consent: -

<u>Application No:</u>	<u>Proposal</u>
DOV/17/00760	Display of one of non-illuminated fascia, one externally illuminated hanging sign and one non-illuminated window vinyl graphic 47 Biggin Street, Dover, CT16 1DB
DOV/17/00806	Certificate of Lawfulness (existing) for the continued use of building as a single dwellinghouse (Use Class C3) Allwyn Cottage Rest Home, 337 Folkestone Road, Dover, CT17 9JG
DOV/17/00813	Provision of new sixth form office by dividing existing office and forming new door opening Dover College, Effingham Crescent, Dover, CT17 9RH
DOV/17/00834	Erection of a two storey rear extension (existing extension to be demolished) 5 Belgrave Road, Dover, CT17 9QY
DOV/17/00837	Display of one internally illuminated advertisement 24 Cannon Street, Dover, CT16 1ST
DOV/17/00841	Erection of a two storey rear extension and insertion of 1st floor side window (including demolition of rear chimney) 18 Lorne Road, Dover, CT16 2AA
DOV/17/00849	Display of 2 internally illuminated advertisements

- Cinieworld, Woolcomber Street, Dover
- DOV/17/00895 Re-profiling and levelling to facilitate the creation of a public sports pitch on Middle Danes and amenity open space on Upper Danes with associated car parking area and landscaping works
- DOV/17/00905 Middle and Upper Danes, Old Charlton Road, Dover, CT16 2QQ  
Display of 4.no Illuminated Fascia signs and 1no. non illuminated window signs. 6no. vinyl trolley bay signs (2 on each trolley bay)  
St James Retail/Leisure Development (Site Fronting), Townwall Street, Dover, CT16 1PY

7. **LATE PLANNING APPLICATIONS & ANY OTHER ITEMS**

To view any planning applications received since the preparation of the Agenda.

8. **LICENCING**

No Licencing consultations

9. **CONSULTATIONS**

No Consultations

10. **INFORMATION ITEMS**

11. **DATE OF NEXT MEETING**

The next meeting will be held on the 11<sup>th</sup> September 2017

NOTE: A COPY OF THIS DOCUMENT IN LARGER TYPE MAY BE OBTAINED ON REQUEST FROM THE COUNCIL OFFICES, MAISON DIEU HOUSE, BIGGIN STREET, DOVER. COPIES OF THE DOCUMENTS MENTIONED IN THIS AGENDA ARE AVAILABLE FOR INSPECTION FROM THE TOWN COUNCIL OFFICES, MONDAY TO FRIDAY, 9.30 AM - 4.30 PM. COPIES MAY BE REQUESTED GIVING 1 WORKING DAY'S NOTICE AND WILL BE CHARGED AT 10P PER COPY.



## **DECLARATIONS OF INTEREST**

### **Disclosable Pecuniary Interest (DPI)**

Where a Member has a new or registered DPI in a matter under consideration they must disclose that they have an interest and, unless the Monitoring Officer has agreed in advance that the DPI is a 'Sensitive Interest' explain the nature of that interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a DPI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation permitting them to do so. If during the consideration of any item a Member becomes aware that they have a DPI in the matter they should declare the interest immediately and subject to any dispensations, withdraw from the meeting. Members should remember that a finding of a breach of the law with regard to DPI's carries a fine of up to £5,000 and a criminal record.

### **Other Significant Interest (OSI)**

Where a Member is declaring an OSI they must also disclose the interest and explain the nature of the interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a OSI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation to do so or the meeting is one at which members of the public are permitted to speak for the purpose of making representations, answering questions or giving evidence relating to the matter. In the latter case, the Member may only participate on the same basis as a member of the public and cannot participate in any discussion of, or vote taken on, the matter and must withdraw from the meeting in accordance with the Council's procedure rules.

### **Voluntary Announcement of Other Interests (VAOI)**

Where a Member does not have either a DPI or OSI but is of the opinion that for transparency reasons alone they should make an announcement in respect of a matter under consideration, they can make a VAOI. A Member declaring a VAOI may still remain at the meeting and vote on the matter under consideration.

### **Notes:**

Situations in which a Member may wish to make a VAOI include membership of outside bodies that have made representatives on agenda items; where a Member knows a person involved, but does not have a close association with that person; or where an item would affect the well-being of a Member, relative, close associate, employer, etc. but not his/her financial position. It should be emphasised that an effect on the financial position of a Member, relative, close associate, employer, etc OR an application made by a Member, relative, close associate, employer etc would both probably constitute either an OSI or in some cases a DPI.





## DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Council Offices, Maison Dieu House, Biggin Street, Dover, on Monday 17<sup>th</sup> July 2017 at 5pm.

### PRESENT

Councillor A Jenner(Chairman)  
 Councillor J Lamoon  
 Councillor J Heron  
 Councillor R Walkden  
 Councillor N Rix  
 Councillor C Warriner

#### 55. APOLOGIES FOR ABSENCE

Apologies for absence received from Councillor L Burke due to ill health, Councillor C Precious due to Personal Commitment & Mr P Sherratt of the Dover Society due to Personal Engagement.

#### 56. DECLARATIONS OF INTEREST

Councillor Rix declared a pecuniary interest in planning application DOV/17/00782 & DOV/17/819 & took no part in the discussion or voting on these applications

#### 57. MINUTES

The Committee considered the minutes of the meeting of the Committee held on the 12<sup>th</sup> June 2017.

RESOLVED: That the minutes of the meetings of the Committee held on the 12<sup>th</sup> June 2017, be approved as a correct record and signed by the Chairman

#### 58. COMMITTEE BUDGET

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

#### 59. 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/17/0109 3	138-142, London Road, Dover, CT17 0TG	Granted	No objection
DOV/17/0027 7	Fairview House, 22 Park Avenue, Dover, CT16 1HE	Granted	No objection
DOV/17/0034 1	J & H Convenience Store, 212 London Road, Dover, CT17 0TF	Granted	Support
DOV/17/0039 5	8 Norman Street, Dover, CT17 9RS	Granted	Support
DOV/17/0046 6	Godwyne Court, 19 Godwyne Road, Dover, CT16 1SR	Granted	Support
DOV/17/0049 3	96 Manor Road, Dover, CT17 9JZ	Granted	Support
DOV/17/0052 3	169 Elms Vale Road, Dover, CT17 9PW	Granted	Support
DOV/16/0068 4	East Cliff Hotel, 28-29, East Cliff, Dover, CT16 1LU	Refused	Support

## 60. 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/16/01389

Proposal: Re-advertisement: Phase 2 of Whitfield Urban Expansion incorporating Parsonage Whitfield and Shepherd's Cross Neighbourhoods and comprising up to 410 & 780 dwellings respectively in the form of 1 - 5 bedroomed two and part three storey accommodation together with green infrastructure including a minimum of 4.01 hectares of SAC mitigation land, cemetery, a spine access road and junctions connecting Archers Court Road with Sandwich Road, associated roads, footpaths and cycleways serving the individual residential areas, car parking and garaging and associated infrastructure. (Resubmission of Planning Application reference: DOV/15/01277) (additional information received

Chairman



Re-advertisement: Phase 2 of Whitfield Urban Expansion incorporating Parsonage Whitfield and Shepherd's Cross Neighbourhoods and comprising up to 410 & 780 dwellings respectively in the form of 1 - 5 bedroomed two and part three storey accommodation together with green infrastructure including a minimum of 4.01 hectares of SAC mitigation land, cemetery, a spine access road and junctions connecting Archers Court Road with Sandwich Road, associated roads, footpaths and cycleways serving the individual residential areas, car parking and garaging and associated infrastructure. (Resubmission of Planning Application reference: DOV/15/01277) (additional information received Environmental Statement Addendum and Technical Note for Addendum to Transport Assessment and Transport Assessment Addendum) (re-advertisement) | Phase II - Whitfield Urban Expansion, Whitfield, Dover

- Comments: Neutral. Dover Town Council believes the Leisure Centre should be in Dover. The committee asks that prior to any further development at Whitfield, road & transport solutions for the A2 and other major access routes to Dover are resolved. There are already major holdups at both the Whitfield & Duke of York's roundabouts owing to increases in commuter traffic from Whitfield.
- Application No: DOV/17/00420  
Proposal: Conversion of first floor flat to two self-contained flats including installation of rear window (re-advertisement) (amended details and description)  
 227-228, London Road, Dover, CT17 0TB
- Comments: Neutral - The Committee noted the amendments to the application  
Application No: DOV/17/00421  
Proposal: Removal of existing and erection of new partition walls to facilitate conversion of first floor flat to 2 flats, insertion of ground floor rear window (re-advertisement) (amended details and description)  
 227-228, London Road, Dover, CT17 0TB
- Comments: Neutral - The Committee noted the amendments to the application  
Application No: DOV/17/00492  
Proposal: Erection of a single storey rear extension (part demolition of existing building, wall and outbuilding)  
 129 - 131 Folkestone Road, Dover, CT17 9SG
- Comments: Support  
Application No: DOV/17/00516  
Proposal: Creation of vehicular access and construction of hardstanding  
 Westbourne,  
 439 Folkestone Road, Dover, CT17 9JX
- Comments: Support  
Application No: DOV/17/00549  
Proposal: Retention of ATM Pod, four bollards and timber cladding to elevation  
 Londis Convenience Store, 139-141 Folkestone Road, Dover, CT17 9SG
- Comments: Support  
Application No: DOV/17/00550  
Proposal: Display of six non-illuminated ATM signs (retrospective)  
 Londis Convenience Store, 139-141 Folkestone Road, Dover, CT17 9SG
- Comments: Support
- Application No: DOV/17/00679  
Proposal: Alterations and repair to existing balcony

Chairman

- Alterations and repair to existing balcony  
Protea House, Waterloo Crescent, Dover, CT17 9BW
- Comments: Support - Committee was encouraged by the quality of this renovation to heritage buildings in Dover
- Application No: DOV/17/00680  
Proposal: Repair to Balcony steelwork, railings and surface finish including associated repair and re-decoration of surrounding facade with new breathable mineral based paint. Removal of bitumen balcony surface dressing and replacement with new tiled surface finish.  
Protea House, Waterloo Crescent, Dover, CT17 9AW
- Comments: Support - Committee was encouraged by the quality of this renovation to heritage buildings in Dover
- Application No: DOV/17/00681  
Proposal: Alterations and repair to existing balcony  
Waterloo Mansions, Waterloo Crescent, Dover, CT17 9BW
- Comments: Support - Committee was encouraged by the quality of this renovation to heritage buildings in Dover
- Application No: DOV/17/00682  
Proposal: Repair to Balcony steelwork, railings and surface finish including associated repair and re-decoration to surrounding facade with new breathable mineral based paint. Removal of bitumen balcony surface dressing and replacement with new tiled surface finish.  
Waterloo Mansions, Waterloo Crescent, Dover, CT17 9BW
- Comments: Support - Committee was encouraged by the quality of this renovation to heritage buildings in Dover
- Application No: DOV/17/00685  
Proposal: Erection of a two-storey teaching block (existing reception building and main school building to be demolished), formation of new access points from Astor Avenue, reconfiguration of the grounds to provide hard and soft play areas with associated landscaping, reconfiguration of the car park to provide 26 spaces and formation of two disabled parking bays  
Priory Fields School, Astor Avenue, Dover, CT17 0FS
- Comments: Support
- Application No: DOV/17/00688  
Proposal: Erection of a dwelling (existing garage to be demolished)  
Garage adjoining 63 East Cliff, Dover, CT16 1LS
- Comments: Neutral - The Committee is in favour of the building of a residential property but is concerned that it is not entirely appropriate in style to the area
- Application No: DOV/17/00689  
Proposal: To remove unauthorised UPVC double glazed window to rear ground floor and replace with timber window with single glazing.  
5 Victoria Crescent, Dover, CT16 1DU
- Comments: Support
- Application No: DOV/17/00717  
Proposal: Erection of a lower ground floor extension and terrace above with associated screening and access steps  
15 Old Park Hill, Dover, CT16 2AW

Chairman

- Comments: Support  
Application No: DOV/17/00754  
Proposal: Erection of a single storey side extension, roof extension, side dormer roof extension and insertion of 2no. rooflights  
24 Castlemount Road, Dover, CT16 1SP
- Comments: Support  
Application No: DOV/17/00756  
Proposal: Change of use and conversion into 4no. dwelling houses and erection of three balconies to rear elevation (existing single storey rear extensions to be demolished)  
34-36, Castle Street & 1-2 Russell Street, Dover, CT16 1PT
- Comments: Strongly Support  
Application No: DOV/17/00757  
Proposal: Conversion into 4no. dwelling houses to include 2no new staircases from basement to ground floor; replacement staircase from ground to 1st floor; insertion of partitions; blocking of existing openings; 3no balconies to rear elevation with French doors; demolition of existing single storey rear extensions  
34-36, Castle Street & 1-2 Russell Street, Dover, CT16 1PT
- Comments: Strongly Support  
Application No: DOV/17/00782  
Proposal: Display of six internally illuminated fascia signs, one internally illuminated monolith sign, thirteen non-illuminated information panels and building mounted LED spotlights  
Travelodge, Woolcomber Street, St James Street, Dover
- Comments: Support  
Application No: DOV/17/00804  
Proposal: EIA Scoping Opinion  
Dover Commonwealth Memorial, Western Heights, Dover
- Comments: Support -The Committee are keen to see the development of the Commonwealth War Memorial go ahead  
Application No: KCC/DO/01852017  
Proposal: Install 2.4m high anti climb fencing to the rear of the school buildings  
The Elms School, Elms Vale Road, Dover, Kent, CT17 9PS
- Comments: Support

## 61. LATE PLANNING APPLICATIONS

- Application No: DOV/17/00708  
Proposal: Replacement of the existing lath & plaster ceilings, and walls and ceiling to the Bathroom with plasterboard.  
11B East Cliff, Dover, Ct16 1LX
- Comments: Support
- Application No: DOV/17/00786  
Proposal: Change of use to Use Class A3 (Restaurants & Cafes) and erection of flue to rear  
37 Biggin Street, Dover, CT16 1BU
- Comments: Object
- Application No: DOV/17/00750  
Proposal: Erection of a two story rear extension and steps to rear garden

Chairman

Erection of a two story rear extension and steps to rear garden  
44 Beaufoy Road, Dover, CT17 0HT  
Comments: Support

Application No: DOV/17/00807  
Proposal: Change of use to a recruitment agency (Use Class A2) (Financial & Professional Services) and installation of replacement windows and door to ground floor front elevation  
9 King Street, Dover, CT16 1NR

Comments: Strongly Support

Application No: DOV/17/00819  
Proposal: Creation of an external seating area (26 covers), siting of planters and external alterations

Unit 3B, Fronting (North Side of), St James Street, Dover, CT16 1QD  
Comments: Support

## 62. LICENSING AND CONSENTS

Grant of Premises To enable the provision of adult gaming  
Rotunda Equipment Leasing Ltd  
9 Biggin Street  
Dover  
CT16 1BD

Resolved Support

Grant of Premises Licence to enable the provision of hot food and drink  
Flamin Chicken  
50 High Street  
Dover  
CT16 1EE

- Sunday to Wednesday 23:00 to 01:00
- Thursday to Saturday 23:00 to 03:00

Resolved Object. The Committee objects to the Application for a grant of premises licence to 50 High Street Dover CT16 1EE . This Council objects to the Grant of Premises Licence for supply of alcohol for consumption off the premises between 23.00 to 01.00 Sunday to Wednesday and 23.00 to 03.00 Thursday to Sunday. The objections are based on the local and national issues related to anti-social behaviour related to alcohol use and binge/inappropriate consumption of alcohol in a residential area.

## 63. CONSULTATIONS

Joint Transportation Board has written to Stagecoach concerning the brevity of the consultant and lack of detail in relation to timetable changes. Councillor Warriner will to Town Council on 26<sup>th</sup> July.

Chairman

**64. INFORMATION ITEMS**

The committee noted urgent decision UD17/18- 001 regarding change of meeting time

**65. DATE OF NEXT MEETING**

The next meeting will be held on the 14<sup>th</sup> August 2017 at 6pm

The meeting closed at 6.23pm

Councillor A Jenner  
CHAIRMAN

Chairman



Month No : 4

## Committee Report

		Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% of Budget
<b>Planning</b>								
	<b>201 Planning</b>							
4201	Planning	18,831	48	16,000	15,952		15,952	0.3 %
	Planning :- Expenditure	<u>18,831</u>	<u>48</u>	<u>16,000</u>	<u>15,952</u>	<u>0</u>	<u>15,952</u>	<u>0.3 %</u>
1050	Misc Income	10,000	0	0	0			0.0 %
	Planning :- Income	<u>10,000</u>	<u>0</u>	<u>0</u>	<u>0</u>			
	<b>Net Expenditure over Income</b>	<u>8,831</u>	<u>48</u>	<u>16,000</u>	<u>15,952</u>			
	Planning :- Expenditure	<u>18,831</u>	<u>48</u>	<u>16,000</u>	<u>15,952</u>	<u>0</u>	<u>15,952</u>	<u>0.3 %</u>
	Income	<u>10,000</u>	<u>0</u>	<u>0</u>	<u>0</u>			<u>0.0 %</u>
	<b>Net Expenditure over Income</b>	<u>8,831</u>	<u>48</u>	<u>16,000</u>	<u>15,952</u>			