



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

DATE OF ISSUE:
5th September 2018

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, 10th September 2018 at 6 p.m. 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 13th August 2018 (copy attached).

4. **COMMITTEE BUDGET**

To consider the latest out-turn against the Committee's 2018/19 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/17/00931	Land at Cowgate Hill, Dover, CT17 9AY	Granted	Support
DOV/18/00064	2 New Street, Dover, CT17 9AJ	Refused	Support
DOV/18/00137	Megger Ltd, Archcliffe Road, Dover, CT17 9EN	Granted	Strongly Support
DOV/18/00185	Megger Limited, Archcliffe Road, Dover, CT17 9EN	Granted	Strongly Support
DOV/18/00207	7A Park Place, Dover, CT16 1DF	Refused	Support
DOV/18/00453	6 Bench Street, Dover, CT16 1JH	Granted	Support
DOV/18/00494	3a Ladywell, Dover, CT16 1DQ	Granted	Support
DOV/18/00537	Ground Floor, Travelodge, St James Retail Park, Dover, CT16 1QD	Granted	Support
DOV/18/00596	9 St James Street, Dover, CT16 1QD	Granted	Support
DOV/18/00646	Westbury House, 1 Westbury Road, Dover, CT17 9QH	Granted	Support
DOV/18/00649	23 Chamberlain Road, Dover, CT17 0BZ	Granted	Object
DOV/18/00662	Land Adjoining, 63 East Cliff, Dover, CT16 1LS	Refused	Support
DOV/18/00671	56 - 57, Biggin Street, Dover, CT16 1DB	Granted	Support
DOV/18/00721	Unit 4, St James Street, Dover, CT16 1QD	Granted	Support
DOV/18/00768	82 Clarendon Street, Dover, CT17 9RD	Granted	Neutral

6. APPLICATIONS FOR PLANNING CONSENT

To consider the following applications for planning consent: -

Application No: Proposal

- | | |
|--------------|--|
| DOV/17/01372 | Change of use and conversion to 6no self contained flats and erection of a two storey rear extension to include 2 self contained flats (existing single storey extension to be demolished)(re-advertisement)
Kings Hall, 287 London Road, Dover, CT17 0SY |
| DOV/17/01379 | Conversion to form 6no dwellings to incl. demolition of existing gallery and insertion of new 1st and 2nd floor structure; Demolition of existing rear single storey extension and construction of new two storey extension to form 2no dwellings.
Kings Hall, 287 London Road, Dover, CT17 0SY |
| DOV/18/00771 | Change of use from care home (Class C2) to bed & breakfast (Class C1), internal alterations and associated parking
St Marys Residential Home, 7-8 Eastbrook Place, Dover, CT16 1RP |
| DOV/18/00772 | Remove and Insert new internal partitions to form ensuite bedrooms to facilitate change of use from care home to bed & breakfast accommodation
St Marys Residential Home, 7-8 Eastbrook Place, Dover, CT16 1RP |
| DOV/18/00828 | Repointing to ground floor front elevation
16 Castle Street, Dover, CT16 1PW |
| DOV/18/00890 | Certificate of Lawfulness (existing) for the continued use as a house of multiple occupation
Bellrose Hotel 18-19, East Cliff, Dover, CT16 1LU |
| DOV/18/00899 | Change of use of former supermarket building to a business incubator centre (Use Classes A1, A2, A3, B1(a), B8, D1 and D2)
Former Co-op Store, 55-61, Castle Street, Dover, CT16 1PT |

7. LATE PLANNING APPLICATIONS & ANY OTHER ITEMS

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

8. LICENCING

No licencing

9. CONSULTATIONS

No consultations

10. INFORMATION ITEMS

Chairman's update report

11. DATE OF NEXT MEETING

The next meeting will be held on the 18th October 2018

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, (EXCLUDING PUBLIC HOLIDAYS) - 9.30 AM - 4.00 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 13th August 2018 at 6pm.

PRESENT

Councillors P Brivio (*until planning application DOV/18/00789*)

Councillor J Lamoon

Councillor A Jenner

Councillor S Jones

Councillor I Palmer (Chairman)

Councillor C Precious

Councillor N Rix

Councillor R Walkden

Councillor M Wood

Councillor C Zosseder

Mr Sheratt (Dover Society)

Mr Margery (Dover Society)

81. APOLOGIES FOR ABSENCE

Councillor G Cowan & Councillor J Heron due to personal commitments

82. DECLARATIONS OF INTEREST

Councillor Palmer declared a pecuniary interest in planning application number DOV/18/00754 and left the room during discussion & voting.

83. MINUTES

The Committee considered the minutes of the meeting of the Committee held on the 16th July 2018.

RESOLVED: That the minutes of the meetings of the Committee held on the 16th July 2018, be approved as a correct record and signed by the Chairman

84. COMMITTEE BUDGET

Chairman

The Committee noted the latest out-turn against the Committee's 2018/19 budget.

85. 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/17/00808	78 London Road, Dover, CT17 0SP	Granted	Object
DOV/17/01263	Unit 1H Clock Tower Lofts, Buckland Mill, Crabble Hill, Dover, CT17 0FA	Granted	Support
DOV/17/01268	The Old Sorting Office, Charlton Green, Dover, CT16 1AA	Granted	Strongly support
DOV/17/01446	Land to the rear of 59 and 61, Maison Dieu Road, Dover, CT16 1RA	Granted	No objection
DOV/18/00051	Brambley Hedge, Tower Street, Dover, CT17 0AW	Granted	Support
DOV/18/00424	Barton County Primary School, Barton Road, Dover, CT16 2ND	Granted	Strongly support
DOV/18/00440	23 Templar Street, Dover, CT17 0BP	Granted	Object
DOV/18/00447	27 Markland Road, Dover, CT17 9LY	Granted	Support
DOV/18/00450	209 Folkestone Road, Dover, CT17 9SL	Granted	Object
DOV/18/00455	7 Castle Street, Dover, CT16 1PT	Granted	Object
DOV/18/00463	Leyburne House, 86 Leyburne Road, Dover, CT16 1SH	Granted	Support
DOV/18/00485	59 Biggin Street, Dover, CT16 1DD	Granted	Object
DOV/18/00512	Unit 16, Holmestone Road, Poulton Close, Dover, CT16 0UF	Granted	Support
DOV/18/00528	3 Monastery Avenue, Dover, CT16 1AB	Granted	Strongly object
DOV/18/00545	Harbour House, Waterloo Crescent, Dover, CT17 9BU	Granted	Support
DOV/18/00546	Harbour House, Waterloo Crescent, Dover, CT17 9BU	Granted	Support
DOV/18/00567	20 Hardwicke Road, Dover, CT17 9QL	Granted	Support
DOV/18/00614	1a Manor Rise, Dover, CT17 9LA	Granted	Support
DOV/18/00651	9 St James Street, Dover, CT16 1QD	Granted	Support

Chairman

86. 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/16/01434
Proposal: Erection of 16 dwellings, construction of vehicular access and associated car parking (amended plans)
 Former Barwick Site, Coombe Valley Road, Dover, CT17 0EP
Comment: Support
- Application No: DOV/18/00701
Proposal: Installation of replacement UPVC windows (re-advertisement)
 9 Dour Street, Dover, CT16 1EL
Comment: Support
- Application No: DOV/18/00705
Proposal: Change of use to Class A3 (food and drink for consumption on the premises)
 39-41, Biggin Street, Dover, CT16 1BU
Comment: Support
- Application No: DOV/18/00706
Proposal: Change of use to Class A4 (drinking establishment)
 39-41, Biggin Street, Dover, CT16 1BU
Comment: Support
- Application No: DOV/18/00707
Proposal: Change of use to Class D2 (entertainment and leisure)
 39-41, Biggin Street, Dover, CT16 1BU
Comment: Support
- Application No: DOV/18/00745
Proposal: Change of use of first floor to 2no. self-contained flats, installation of 4no. uPVC windows and installation of an entrance door to front elevation
 49 - 51, High Street, Dover, CT16 1EB
Comment: Support. Happy to see the flat sizes meet national guidelines even though not a new build.
- Application No: DOV/18/00747
Proposal: Erection of a dwelling
 241 London Road, Dover, CT17 0TA
Comment: Support
- Application No: DOV/18/00748
Proposal: Change of use to retail shop (Class A1), installation of new shop front to include shutters
 51 High Street, Dover, CT16 1EB
Comment: Support
- Application No: DOV/18/00754
Proposal: Erection of a single storey front extension
 9 King's Road, Dover, CT17 9PH
(Councillor Palmer left the room Councillor Precious took the chair for this item)
Comment: Support
(Councillor Palmer returned and retook the Chair)

Chairman

- Application No: DOV/18/00763
Proposal: Outline application for the erection of a detached dwelling (with all matters reserved apart from access)
Land between Church Road &, Eaves Road, Dover
Comment: Support
- Application No: DOV/18/00768
Proposal: Erection of a single storey rear extension to include replacement steps
82 Clarendon Street, Dover, CT17 9RD
Comment: Neutral
- Application No: DOV/18/00775
Proposal: Erection of a two-storey rear extension
Total Dentalcare, 64 Pencester Road, Dover, CT16 1BW
Comment: Support
- Application No: DOV/18/00777
Proposal: Erection of 3 dwellings (private sale) and 29 apartments (affordable housing) on former William Muge site and 9 dwellings (private sale) and 24 apartments (shared ownership) on former Snelgrove house site, with associated parking and landscaping
Former William Muge & Snelgrove House, Leyburne Road, Harold Street and Godwyne Road, Dover, CT16 1RZ
Comment: Support. With the provision that the objections from KCC Highways are resolved
- Application No: DOV/18/00779
Proposal: Installation of LPG tank and associated pipe work
Plough Garage, Folkestone Road, Dover, CT15 7AB
Comment: Support
- Application No: DOV/18/00788
Proposal: Change of use of annex to separate residential dwelling
19 Peverell Road, Dover, CT16 2EW
Comment: Object. Previous planning permission condition for no alteration to make it into a separate dwelling should stand
- Application No: DOV/18/00789
Proposal: Conversion of upper floors from 2no. self-contained flats to 4no. self-contained flats
4A Bench Street, Dover, CT16 1JH
Comment: Support. Committee note that there are no flat sizes on the plans. It assumes sizes met DDC guidelines on flat conversion room sizes thought to have been adopted when previous application was approved in 2015.
- Application No: DOV/18/00809
Proposal: Conversion into No2. maisonettes, conversion of loft, erection of No2. window dormers, external side stairs, and balcony with balustrades (existing garage to be demolished)
134 Crabble Hill, Dover, CT17 0SA
Comment: Object. Loss of off-street parking, negative impact on amenities for residential area & over intensification of a single dwelling

87. LATE PLANNING APPLICATIONS

Chairman

- Application No: DOV/18/00568
Proposal: Erection of a single storey rear extension
 Flat 7, Westbury House, 1 Westbury Road, Dover, CT17 9QH
Comment: Support
- Application No: DOV/18/00832
Proposal: Display of 8no. vinyl fascia signs (retrospective)
 Royal Care, 9 Church Street, Dover, CT16 1LY
Comment: Support provided that signage meets requirements of DDC's SPP
 "Shop Fronts & Signage in Conservation Areas" as directed by
 conservation /Heritage Officer.
- Application No: DOV/18/00848
Proposal: Display of one internally illuminated totem sign
 Aldi Food store, Cherry Tree Avenue, Dover, CT16 2NL
Comment: Support providing the location does not impede sightlines for
 pedestrian the drivers

88. **LICENSING AND CONSENTS**

There were no Licensing

89. **CONSULTATIONS**

There were no Consultations.

90. **INFORMATION ITEMS**

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

91. **DATE OF NEXT MEETING**

The next meeting will be held on the 10th September 2018 at 6pm.

The meeting closed at 7.41pm

Councillor I Palmer
 CHAIRMAN

Chairman

