



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

DATE OF ISSUE:
9th July 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, 16th July 2018 at 6p.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 18th June 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/17/00704	Beacon Church and Christian Centre, London Road, Dover, CT17 0SS	Granted	Support
DOV/17/01260	Ground floor Block 1H Clock Tower Lofts, Crabble Hill, Dover, CT17 0FA	Withdrawn	Support
DOV/18/00290	28-30 Biggin Street, Dover, CT16 1BX	Granted	Support
DOV/18/00348	72 Clarendon Place, Dover, CT17 9QD	Granted	Object
DOV/18/00400	88 London Road, Dover, CT17 0SH	Granted	Support
DOV/18/00406	Prince of Wales Pier, Western Docks, Dover, CT17 9BX	Granted	Strongly object
DOV/18/00407	3 Crabble Meadows, Dover, CT17 0FL	Withdrawn	Strongly support
DOV/18/00437	23 Cannon Street, Dover, CT16 1BZ	Granted	Strongly support
DOV/18/00448	5 Durban Crescent, Dover, CT16 2JP	Granted	Support

6. APPLICATIONS FOR PLANNING CONSENT

To consider the following applications for planning consent: -

<u>Application No:</u>	<u>Proposal</u>
DOV/18/00447	Erection of first floor side extension and rear conservatory extension 27 Markland Road, Dover, CT17 9LY
DOV/18/00453	Change of use to Beauty Salon (Sui Generis) 6 Bench Street, Dover, CT16 1JH
DOV/18/00537	Change of use to allow existing Class A3/A4 units (Restaurants / Licenced Drinking Premises) to also sell hot food for consumption off the premises (Class A5) and the installation of an emergency escape door and outdoor seating area to Unit 3 Ground Floor, Travelodge, St James Retail Park, Dover, CT16 1QD

- DOV/18/00614 Conversion of garage into habitable room
1a Manor Rise, Dover, CT17 9LA
- DOV/18/00649 Outline application for the erection of an attached dwelling (with all matters reserved)
23 Chamberlain Road, Dover, CT17 0BZ
- DOV/18/00662 Erection of dwelling (existing garage to be demolished)
Land Adjoining, 63 East Cliff, Dover, CT16 1LS
- DOV/18/00664 Display of 4no. internally illuminated fascia signs
Unit 1H Clock Tower Lofts, Buckland Mill, Crabble Hill, Dover, CT17 0FA
- DOV/18/00671 Display of 2no. non-illuminated fascia signs, 1no. hanging sign and 3no. window menus
56 - 57, Biggin Street, Dover, CT16 1DB

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 13th August 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 18th June 2018 at 6pm.

PRESENT

Councillor P Brivio
 Councillor J Heron (until agenda item 6 planning application DOV/18/00221)
 Councillor A Jenner
 Councillor S Jones (Town Mayor)
 Councillor J Lamoon
 Councillor I Palmer
 Councillor C Precious (until agenda item 6 planning application DOV/18/00221)
 Councillor R Walkden
 Councillor P Wallace (until agenda item 6)
 Councillor C Zossedder

Councillor Jones took the Chair until Agenda item 1

32. APPOINTMENT OF CHAIRMAN & VICE-CHAIRMAN

The Committee considered the election of the Chairman and Vice-Chairman of the Committee for the 2018/19 Municipal Year.

Councillor Brivio proposed and Councillor Wallace seconded a nomination for Councillor Palmer as Chairman of the Committee for the 2018/19 Municipal Year.

Councillor Jones proposed and Councillor Lamoon seconded a nomination for Councillor Precious as Vice-Chairman of the Committee for the 2018/19 Municipal Year. When put to the vote it was in favour.

RESOLVED: That Councillor Palmer be appointed Chairman and Councillor Precious be appointed Vice-Chairman of the Committee for the 2018/19 Municipal Year.

Chairman

33. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Rix, Councillor Wood & Mr P Sherratt (Dover Society) due to personal commitments

34. DECLARATIONS OF INTEREST

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

35. MINUTES

The Committee considered the minutes of the meeting of the Committee held on the 14th May 2018.

RESOLVED: That the minutes of the meetings of the Committee held on the 14th May 2018 be approved as a correct record and signed by the Chairman.

36. COMMITTEE BUDGET

The Committee noted the latest out-turn against the Committee's 2018/18 budget. The Clerk provided information with regard to training.

37. 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/18/00311	Constable's Tower, Dover Castle, Castle Hill Road, Dover, CT16 1HU	Granted	Support
DOV/18/00044	65 London Road, Dover, CT17 0SP	Granted	Object
DOV/18/00356	7 Market Square, Dover, CT16 1LZ	Granted	Strongly Support
DOV/18/00375	17 The Linces, Dover, CT16 2BL	Granted	Support
DOV/18/00387	146 Markland Road, Dover, CT17 9NJ	Granted	Support
DOV/18/00365	Unit 3A St James Retail Development, Townwall Street, Dover, CT16 1LN	Granted	Support

Chairman

38. APPLICATIONS FOR PLANNING CONSENT

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

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

Application No: DOV/17/00808
Proposal Change of use to hot food take-away (Use Class A5), replacement shop front and the installation of an extraction flue (retrospective application)
 78 London Road, Dover, CT17 0SP
Comments: Object. It is clear that technical advice has been taken regarding the installation of an extraction flue. Local residents have said that it is noisy in operation in a largely residential area. It is disappointing to see another fast food takeaway in a town which has high levels of obesity particularly in Children.

Application No: DOV/18/00051
Proposal Outline application for the erection of 10no. dwellings (with appearance and landscaping to be reserved) (existing building to be demolished) (additional supporting information) (re-advertisement)
 Brambley Hedge, Tower Street, Dover, CT17 0AW
Comments: Support. The committee asks DDC for a review of parking & traffic in this area as residents express concerns with regards to vehicular access & parking within this area.

Application No: DOV/18/00079
Proposal Erection of a six storey 80 bed care home with associated access, external parking and landscaping
 Site at Buckland Mill, Crabble Hill, Dover, CT17 0FA
Comments: Neutral. Very difficult to see how such a large building would be appropriate in the area. The committee also has concerns with the height of the building in relation with the rest of the development & surrounding properties.

Application No: DOV/18/00221
Proposal Erection of a six-storey building, comprising flexible Class A1, A2, A3 & A4 uses (ground floor) and flexible Class A1, A2, A3 & A4 uses and B1 (1st Floor) and the formation of 28no flats (2nd - 5th floor); Separate Commercial and residential access; Associated commercial bin storage; Secure residential bin and cycle storage; Gated rear service yard; 4no parking spaces; Communal roof garden at third floor level and associated works.
 62 Castle Street, Dover, CT16 1PA
Comments: Support.

Application No: DOV/18/00448
Proposal Creation of vehicular access, erection of retaining walls and hardstanding
 5 Durban Crescent, Dover, CT16 2JP
Comments: Support. The surfaces should be permeable to avoid any surface

Chairman

flooding issues in line with DDC Planning Policy

- Application No: DOV/18/00450
Proposal Erection of a single storey rear extension to facilitate conversion of a single dwelling house to 4no. self-contained flats (existing store to be demolished)
209 Folkestone Road, Dover, CT17 9SL
- Comments: Object. Plans show a poor quality of conversion with too many small flats with poor amenity for residents
- Application No: DOV/18/00455
Proposal Change of use of first and second floors to 3no. self-contained flat
7 Castle Street, Dover, CT16 1PT
- Comments: Object. The committee does not object to the change of use but this application shows poor quality in the intended design & development with too many flats in one building.
- Application No: DOV/18/00456
Proposal Conversion to residential to incl. removal of existing partition to 3rd flr, erection of new partition walls, creation of new openings & blocking of existing openings. Replacement ceilings & erection of new lower ceilings.
7 Castle Street, Dover, CT16 1PT
- Comments: Object. The committee does not object to the change of use but this application shows poor quality in the intended design & development with too many flats in one building.
- Application No: DOV/18/00463
Proposal Conversion of single dwelling into 2no. dwelling houses, erection of side porch extension, installation and alterations to windows, erection of shed/bin stores, new vehicular access and parking (existing rear lean-to, porch and garden shed to be demolished)
Leyburne House, 86 Leyburne Road, Dover, CT16 1SH
- Comments: Support
- Application No: DOV/18/00485
Proposal Change of use and conversion of first and second floors to a self-contained flat
59 Biggin Street, Dover, CT16 1DD
- Comments: Objection. Supportive of the conversion & change of use to a 2-bedroom flat However, there is no indication in the application of the materials being used. The new shop front does not confirm with DDC's Policy, particular section 10.1 of the Shop Fronts & Signage within a Conservation Area which requires that the shop front will be of quality that is to be expected within such an area.
- Application No: DOV/18/00512
Proposal Insertion of windows and doors on north-east and north-west elevations facilitate a new reception and mezzanine floor
Unit 16, Holmestone Road, Poulton Close, Dover, CT16 0UF
- Comments: Support
- Application No: DOV/18/00528
Proposal Crown lift five sycamores to 6 metres above ground Pollard one horse

Chairman

chestnut to a height of 6 metres
3 Monastery Avenue, Dover, CT16 1AB
Comments: Object strongly. There is no proper report on condition or need from a qualified tree surgeon as required for trees with CPOs

Application No: DOV/18/00546
Proposal Part replace flat lead roof, supporting timber structure and insert enlarged lead lined gutter. Part remove and rebuild parapet walls. refurbishment of associated railings and architectural metal work.
Harbour House, Waterloo Crescent, Dover, CT17 9BU

Comments: Support.

Application No: DOV/18/00591
Proposal Erection of a pair of semi-detached dwellings (existing building to be demolished) Erection of a pair of semi-detached dwellings (existing building to be demolished)
1A Victoria Street, Dover

Comments: Support

39. LATE PLANNING APPLICATIONS & ANY OTHER ITEMS

The Committee considered planning applications received after the preparation of the agenda.

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

Application No: DOV/18/00494
Proposal: Replacement of windows with wooden double-glazed sash windows
3a Ladywell, Dover, CT16 1DQ

Comments: Support

Application No: DOV/18/00567
Proposal: Erection of a single storey rear extension, with a two-storey part side extension and erection of window dormer to rear
20 Hardwicke Road, Dover, CT17 9QL

Comments: Support

Application No: DOV/18/00596
Proposal: Change of use to a single residential dwelling (Use Class C3)
9 St James Street, Dover, CT16 1QD

Comments: Support

Application No: DOV/18/00651
Proposal: Conversion into a single dwelling. The works include to remove and insert new partitions to form a ground floor kitchen/ dining room and first and second floor bathrooms
9 St James Street, Dover, CT16 1QD

Comments: Support

Chairman

40. CONSULTATIONS

Committee noted that Statement of Community Involvement May 2018 is available for viewing and comment

41. INFORMATION ITEMS

No information items

42. DATE OF NEXT MEETING

The next meeting will be held on the Monday 16th July at 6pm

The meeting closed at 7.31 pm.

Councillor Ian Palmer
CHAIRMAN

Chairman

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% of Budget
Planning							
201 Planning							
4201 Planning	521	96	1,000	904		904	9.6 %
Planning :- Expenditure	521	96	1,000	904	0	904	9.6 %
Net Expenditure over Income	521	96	1,000	904			
Planning :- Expenditure	521	96	1,000	904	0	904	9.6 %
Income	0	0	0	0			0.0 %
Net Expenditure over Income	521	96	1,000	904			