



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

DATE OF ISSUE:
12th February 2019

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, 18th February 2019 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 meeting of the Planning Committee held on 21st January 2019 (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/18/01157	49 - 51 High Street, Dover, CT16 1EB	Granted	Object

6. APPLICATIONS FOR PLANNING CONSENT

To consider the following applications for planning consent: -

<u>Application No:</u>	<u>Proposal</u>
DOV/12/00440	Outline application (with all matters reserved except access) for the construction of: 1. Up to 521 residential units (Use Class C3) 2. Up to 9,335sqm 90 apartment retirement village (Use Class C2); 3. Up to 730sqm health facility (Use Class D2); together with associated landscaping and ancillary infrastructure and works at Great Farthingloe Farm, Dover; and (with all matters reserved) for: 4. Construction of up to 31 residential units (Use Class C3); and 5. Construction of up to 7,400sqm 130 bed hotel & 150 person conference centre (Use Class C1); together with ancillary infrastructure and works at land at Western Heights, Dover; and 6. Provision of a pedestrian access network to facilitate enhanced recreation access together with associated landscaping and works on land at Great Farthingloe Farm and Western Heights, Dover; and Full application for the conversion of: 1. Thatched barn to pub/restaurant (Use Class A4/A3); 2. Stable block to retail shop (Use Class A1/A2); and 3. Farmhouse to bed & breakfast use (Use Class C1); together with associated landscaping and ancillary infrastructure and works at Great Farthingloe Farm, Dover; and 4. Victoria Hall to provide 9 residential units (Use Class C3); and 5. Drop Redoubt to a Museum/Visitor Centre (Use Class D1) together with associated landscaping and ancillary infrastructure and works at land at Western Heights, Dover. Site at Western Heights & Farthingloe, Dover
DOV/18/01354	Change of use to gardens & leisure (to include sand arena), installation of gym equipment for public use, the erection of 1.2m fencing and gates Granville Gardens, Marine Parade, Dover, CT16 1LW
DOV/19/00109	Change of use from shop to dwelling with external alterations 162 Snargate Street, Dover, CT17 9BZ
DOV/19/00128	Erection of 8no. self-contained flats (existing building to be demolished) Air Training Corps, Albert Road, Dover, CT16 1RD

7. LATE PLANNING APPLICATIONS & ANY OTHER ITEMS

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

8. LICENSING

An application for street trading on a designated consent street at the location detailed below:

To Sell: Thai Food
Dates: Monday - Sunday
Timings: 10:00 to 18:00
Location: Biggin Street, Dover

9. CONSULTATIONS

No consultations.

10. INFORMATION ITEMS

Chairman's update report.

11. DATE OF NEXT MEETING

The next meeting will be held on the 11th March 2019.

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, 21st January 2019 at 6 p.m.

PRESENT

Councillor I. Palmer – Chairman
 Councillor P. Brivio
 Councillor A. Jenner
 Councillor S. Jones (*present from agenda item 6, planning application DOV/18/01120*)
 Councillor J. Lamoon
 Councillor C. Precious
 Councillor N. Rix (*until agenda item 6, planning application DOV/18/01377*)
 Councillor M. Wood
 Councillor C. Zosseder
 Mr G. Margery – Dover Society

251. APOLOGIES FOR ABSENCE

Apologies received from Councillor J. Heron, Councillor R. Walkden & Mr P. Sherratt (Dover Society) due to personal commitments.

252. DECLARATIONS OF INTEREST

Councillor N. Rix declared a disclosable pecuniary interest in planning application number DOV/18/01377.

253. MINUTES

The Committee considered the minutes of the meeting of the Committee held on the 10th December 2018.

RESOLVED: That the minutes of the meetings of the Committee held on the 10th December 2018, be approved as a correct record and signed by the Chairman.

Chairman

254. COMMITTEE BUDGET

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

255. 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/18/00591	1A Victoria Street, Dover, CT17 0EL	Granted	Support
DOV/18/00810	South Kent College - Dover Branch, Maison Dieu Road, Dover, CT16 1DH	Granted	Support
DOV/18/00990	1 - 95, Colton Crescent, Dover, CT16 2ER	Granted	Support
DOV/18/01065	7 Park Place, Dover, CT16 1DF	Granted	Support
DOV/18/01074	Site adjoining Marks & Spencer, St James Retail Park, St James Street, Dover, CT16 1QD	Granted	Support
DOV/18/01096	Dover College, St Martins House, Effingham Crescent, Dover, CT17 9RH	Granted	Support
DOV/18/01098	28 Winchelsea Street, Dover, CT17 9ST	Granted	Object
DOV/18/01131	The Old Sorting Office, Charlton Green, Dover, CT16 1AP	Granted	Support
DOV/18/01137	39 Melbourne Avenue, Dover, CT16 2JA	Granted	Support
DOV/18/01138	2-9, Cambridge Terrace, Dover, CT16 1JT	Granted	Support
DOV/18/01148	13 Castle Street, Dover, CT16 1PT	Granted	Support
DOV/18/01158	120 The Gateway, Marine Parade, Dover, CT16 1LH	Granted	No objection
DOV/18/01161	4 Church Street, Dover, CT16 1LY	Granted	Support
DOV/18/01183	Meggar Limited, Archcliffe Road, Dover, CT17 9EN	Granted	Support
DOV/18/01197	26 Templar Street, Dover, CT17 0BP	Granted	Support

Chairman

256. 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/17/01523

Proposal: Outline application for the erection of up to 188 dwellings (with all matters reserved) (new and amended drawings)

Former Buckland Hospital, Coombe Valley Road, Dover, CT17 0HD

Comment: Object. Too many units are proposed for the site which will also cause major traffic issues on a road with already limited access. There are concerns over flooding in light of the comments made by Southern Water. The Committee is disappointed that any contribution to community facilities has been removed, i.e., the play area.

Application No: DOV/18/01106

Proposal: Installation of illuminated handrail to south edge of masonry pier
Prince of Wales Pier, Western Docks, Dover, CT17 9BX

Comment: Support

Application No: DOV/18/01120

Proposal: Conversion of garage and storeroom to habitable accommodation
1 Clarendon Street, Dover, CT17 9RE

Comment: Object. This appears to be a poor-quality development which will not provide adequate accommodation whilst also increasing pressure on local amenities such as parking by removing the off-street garage for 1 Clarendon Street.

Application No: DOV/18/01133

Proposal: Erection of an additional storey containing 6no. apartments, incorporating a new pitched/mansard roof to replace the existing flat roofs and associated alterations

Chalkwell Court, Eaves Road, Dover, CT17 9UA

Comment: Object. There have been no significant changes to warrant a change of previous comment.

The proposed development, by virtue of the scale, height and form of the roof extension, would form a dominant and visually intrusive feature within Eaves Road, out-of-character with the established scale and character of development in the road. Consequently, the development would cause significant and demonstrable harm to the character and appearance of the area, contrary to paragraphs 58, 60, 61 and 64 of the National Planning Policy Framework which would outweigh the benefits of the proposal.

In addition, the Committee were concerned by the lack of sufficient on street parking, congestion creating dangers for children and the major disruption the works will cause for residents kept on site during construction.

Chairman

- Application No: DOV/18/01314
Proposal: Removal of 1no. ATM from the front elevation and reinstate aperture to match existing elevation
 NatWest, 25 Market Square, Dover, CT16 1NG
Comment: Support
- Application No: DOV/18/01318
Proposal: Replacement boundary wall, incorporating retaining wall and new entrance gates (partial demolition of existing wall)
 3 Crabble Meadows, Dover, CT17 0FL
Comment: Support
- Application No: DOV/18/01322
Proposal: Change of use and conversion to 46no. self-contained flats (C3), to include the erection of a roof extension to incorporate a 3rd and 4th floor, and a four-storey side extension
 The Former Magistrates Court, Pencester Road, Dover, CT16 1BS
Comment: Support
- Application No: DOV/18/01327
Proposal: To replace 4no rear elevation second floor sash windows with AOV windows to numbers 2,3,4,5. To insert 4no AOV roof lights to numbers 6,7,8,9
 Numbers 2-9, Cambridge Terrace, Dover, CT16 1JT
Comment: Support
- Application No: DOV/18/01362
Proposal: Erection of a platform access lift and associated works
 30-32, Castle Street, Dover, CT16 1PW
Comment: Support
- Application No: DOV/18/01363
Proposal: Installation of a platform access lift to front elevation including alterations to gate & railings. Remove and insert new partitions to basement.
 30-32, Castle Street, Dover, CT16 1PW
Comment: Support
- Application No: DOV/18/01373
Proposal: Change of use to a dog grooming salon
 3 The Units, Granville Street, Dover, CT16 2LF
Comment: Support
- Application No: DOV/18/01377
Proposal: Reserved matters application for the approval of access, appearance, landscaping, layout and scale pursuant to outline planning permission DOV/15/01032 for the erection of 29 dwellings, associated access, parking, road/footway provision and landscaping; and the discharge of conditions 14, 15, 16, 17, 18 and 19 attached to outline planning permission DOV/15/01032.
 Land adjacent to allotments, Folkestone Road, Dover, CT17 9JU
Comment: Support, subject to compliance with recommendations yet to be received from County Highways regarding lines of sight and splay of entrance onto Folkestone Road.
- Application No: DOV/18/01378
Proposal: Change of use to a single residential dwelling, erection of a first-floor rear extension and associated works (outbuildings to be demolished)
 Ashen Tree House, Ashen Tree Lane, Dover, CT16 1QL
Comment: Support

Chairman

Application No: DOV/19/00045
Proposal: Erection of a two-storey side extension, rear roof dormer and 2no. rooflights to front roof slope to facilitate loft conversion (existing garage to be demolished)
 149 Markland Road, Dover, CT17 9NL
Comment: Support

257. LATE PLANNING APPLICATIONS

Application No: DOV/19/00019
Proposal: Erection of a single dwelling (existing garage to be demolished)
 84 Leyburne Road, Dover, CT16 1SH
Comment: Object. An over intensification of development likely to affect already limited parking and reduce amenity for current and future residents. Demolishing the garage will also remove an opportunity for off street parking, further contributing to on street parking. The residents of 82-84 Leyburne do not use the provided parking spaces and park on the road. The property owner should require them to use the car park as a condition of tenancy.

258. LICENSING AND CONSENTS

A) An application to a full variation of an existing premises licence for Pizza Plus, 52 London Road, Dover CT17 0SP.

Add the sale of alcohol for consumption off the premises between:
 16.00 – 00.00 Monday to Thursday and Sunday
 16.00 – 02.00 Friday and Saturday

B) An application for the grant of a premises licence for The Burger and Pizza House Diner, 142 Snargate Street, Dover, CT17 9BZ.

Licensable activities include the following:
 Late night refreshment, 23:00 – 04:00 Monday to Sunday
 Supply of alcohol, 10:00 – 04:00 Monday to Sunday

C) An application for the grant of a premises licence in respect of the MS Boudicca, moored at Dover Cruise Terminal, Western Docks, Dover, CT17 9DQ.

Licensable activities include the following:

- Anything with similar description (Live music, Recorded music & Performances of dance) 18:30 – 00:00 Monday to Sunday
- Supply of alcohol 11:00 – 22:30 Saturday to Sunday
- Live Music 18:00 – 01:00 Monday to Sunday
- Recorded Music 22:00 – 03:00 Monday to Sunday
- Performances of Dance 18:30 – 23:00 Monday to Sunday
- Late Night Refreshment 23:00 – 05:00 Monday to Sunday
- Supply of Alcohol 12:00 – 05:00 Monday to Sunday

Chairman

RESOLVED:

- A) Object to the application for a full variation of an existing premises licence. Committee commented that there were sufficient outlets for sale of off premises alcohol without encouraging takeaways to do so.
- B) Support the application for the grant of a premises licence. The Council is hopeful it would be properly managed so those exiting the establishment in the early hours do not disturb the residents.
- C) Support the application for the grant of a premises licence.

259. CONSULTATIONS

There were no consultations.

260. INFORMATION ITEMS

The Committee noted the Chairman's update report.

261. DATE OF NEXT MEETING

The next meeting will be held on the 18th February 2019 at 6 p.m.

The meeting closed at 7.35 p.m.

Councillor I. Palmer
CHAIRMAN

Chairman

Detailed Income & Expenditure by Budget Heading 04/02/2019

Month No: 10

Council Detail Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
Planning							
<u>201 Planning</u>							
1050 Misc Income	0	6,098	0	(6,098)			0.0%
Planning :- Income	<u>0</u>	<u>6,098</u>	<u>0</u>	<u>(6,098)</u>			
4201 Planning	521	109	1,000	891		891	10.9%
4203 Neighbourhood Planning	0	1,886	0	(1,886)	8,280	(10,166)	0.0%
Planning :- Indirect Expenditure	<u>521</u>	<u>1,995</u>	<u>1,000</u>	<u>(995)</u>	<u>8,280</u>	<u>(9,275)</u>	<u>1027.5%</u>
Movement to/(from) Gen Reserve	<u>(521)</u>	<u>4,103</u>					
Planning :- Income	<u>0</u>	<u>6,098</u>	<u>0</u>	<u>(6,098)</u>			<u>0.0%</u>
Expenditure	<u>521</u>	<u>1,995</u>	<u>1,000</u>	<u>(995)</u>	<u>8,280</u>	<u>(9,275)</u>	<u>1027.5%</u>
Movement to/(from) Gen Reserve	<u>(521)</u>	<u>4,103</u>					