



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

DATE OF ISSUE:
9th May 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 14th May 2018 at 6pm 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 9th April 2018 (copy attached).

4. COMMITTEE BUDGET

To note that the out-turn for the year ended 31st March 2018 will be reported to the annual meeting of the Town Council on 24th May 2018.

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/18/00143	15 Auckland Crescent, Dover, CT16 2JR	Granted	Support
DOV/17/01230	Land rear of 117 Manor Road & Adjoining, 437 Folkestone Road, Dover, CT17 9JX	Granted	Object
DOV/18/00262	1 & 2, St Alphege Road, Dover, CT16 2PU	Granted	Neutral
DOV/18/00136	Broadlees Car Park, Upper Road, Dover, CT16 1HW	Granted	Support
DOV/18/00238	Next Retail, Unit 7, St James Retail Park, Dover, CT16 1QD	Granted	Support
DOV/18/00222	Superdrug, Unit 2A Dover St James, Dover, CT16 1QD	Granted	Support

6. APPLICATIONS FOR PLANNING CONSENT

To consider the following applications for planning consent: -

<u>Application No:</u>	<u>Proposal</u>
DOV/17/00704	Change of use and conversion into 9no. self contained flats(6 x 2 bed and 3 x 1 bed) Beacon Church and Christian Centre, London Road, Dover, CT17 0SS
DOV/18/00356	Change of use and conversion of the upper two floors to No1. self-contained two bedroom maisonette. Internal and external alterations, including a new access, and replacement doors and windows 7 Market Square, Dover, CT16 1LZ
DOV/18/00365	Display of 2no. internally illuminated fascia signs Unit 3A St James Retail Development, Townwall Street, Dover, CT16

	1LN
DOV/18/00375	Erection of a two storey side extension 17 The Linces, Dover, CT16 2BL
DOV/18/00387	Erection of a single storey side extension, excavation works, construction of retaining walls, external steps and extension to existing hardstanding (existing garage to be demolished) 146 Markland Road, Dover, CT17 9NJ
DOV/18/00400	Change of use from a single residential dwelling to a shop at ground floor (use class A1), erection of a first floor rear extension and erection of dormer roof extensions to facilitate the conversion into a single residential unit and alterations to shop front 88 London Road, Dover, CT17 0SH
DOV/18/00406	The removal of granite from the Prince of Wales pier & installation of transition slabs between the newly reclaimed land and existing pier structure. Installation of new lighting masts Prince of Wales Pier, Western Docks, Dover, CT17 9BX
DOV/18/00407	Erection of boundary wall, incorporating retaining wall, new gates to entrance (partial demolition of existing wall) 3 Crabble Meadows, Dover, CT17 0FL
DOV/18/00424	Erection of a two storey junior school building and demolition of 2no. existing school buildings Barton County Primary School, Barton Road, Dover, CT16 2ND
DOV/18/00437	Installation of additional entrance door to shopfront to access upper floors 23 Cannon Street, Dover, CT16 1BZ
DOV/18/00440	Conversion of single dwellinghouse into 2 self-contained flats 23 Templar Street, Dover, CT17 0BP

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

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

8. **LICENCING**

Grant of Premises Licence:
LA Friend Pizza LTD
61 Maison Dieu Road
Dover CT16 1RA

Late night refreshments
23:00 to 01:00 Monday to Sunday

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 June 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 9th 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 12th 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:

Application No: DOV/17/01525

Proposal: 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

Comment: No response to be made as the development is outside the Town Council's Ward Boundaries.

Application No: DOV/18/00046

Proposal: Installation of a 2m high fence, double gates and anti-climb railings; Land rear of, 21 Market Square, Dover, CT16 1NH.

Comment: 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 14th May 2018 at 6pm.

The meeting closed at 6.42pm

Councillor A Jenner
 CHAIRMAN

Chairman