



DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Council Offices, Maison Dieu House, Biggin Street, Dover, on Monday, 10th December 2018 at 6 p.m.

PRESENT

Councillor I. Palmer – Chairman
 Councillor P. Brivio
 Councillor A. Jenner
 Councillor S. Jones
 Councillor C. Precious (left during agenda item 6, planning application DOV/18/01197)
 Councillor R. Walkden
 Councillor M. Wood
 Councillor C. Zosseder
 Mr G. Margery – Dover Society

217. APOLOGIES FOR ABSENCE

Apologies received from Councillor J. Lamoon & Councillor N. Rix due to ill health, Councillor J. Heron & Mr P. Sherratt (Dover Society) due to personal commitments & Councillor J. Ward due to a prior engagement.

218. DECLARATIONS OF INTEREST

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

219. MINUTES

The Committee considered the minutes of the meeting of the Committee held on the 12th November 2018.

RESOLVED: That the minutes of the meetings of the Committee held on the 12th November 2018, be approved as a correct record and signed by the Chairman.

220. COMMITTEE BUDGET

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

Chairman


221. 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/18/00046	Land rear of, 21 Market Square, Dover, CT16 1NH	Granted	Support
DOV/18/00079	Site at Buckland Mill, Crabble Hill, Dover, CT17 0FA	Granted	Neutral
DOV/18/00777	Former William Muge House & Snelgrove House, Leyburne Road, Harold Street and Godwyne Road, Dover, CT16 1RZ	Granted	Support
DOV/18/00816	Site r/o 89-91, Folkestone Road, Dover, CT17 9SD	Granted	Support
DOV/18/00933	Admiralty Pier, Western Docks, Dover	Granted	Support
DOV/18/00953	134 Elms Vale Road, Dover, CT17 9PN	Granted	Support
DOV/18/00979	Hubert House, 9 Castle Hill Road, Dover, CT16 1QW	Granted	Support
DOV/18/00989	St Monica's, 155 Folkestone Road, Dover, CT17 9SG	Granted	Support
DOV/18/00993	Cullins Yard, Cambridge Road, Dover, CT17 9BY	Granted	Support
DOV/18/01012	3 Dour Street, Dover, CT16 1EL	Granted	Support
DOV/18/01024	2-6, Cambridge Terrace, Dover, CT16 1JT	Granted	Support
DOV/18/01039	9 St James Street, Dover, CT16 1QD	Granted	Support
DOV/18/01059	Dover South Services, Limekiln Street, Dover, CT17 9EF	Granted	Support
DOV/18/01060	148 Folkestone Road, Dover, CT17 9SN	Granted	Support
DOV/18/01073	Former Co-op Store, 55-61, Castle Street, Dover, CT16 1PT	Granted	Support

222. 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/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

Chairman


	associated works. 62 Castle Street, Dover, CT16 1PA
<u>Comment:</u>	Neutral. DTC supports the development of the site, but the design should also be amended to take account of the advice from Historic England on the views and nature of an historic conservation area. In addition, the advice from the Designing Out Crime Team to create a safe area for residents and limit anti-social behaviour.
<u>Application No:</u>	DOV/18/00901
<u>Proposal:</u>	Variation of Condition 2 (approved Plans) to allow design changes of planning permission DOV/15/00442 (application under section 73) (amended plans) 60 London Road, Dover, CT17 0SP
<u>Comment:</u>	Support
<u>Application No:</u>	DOV/18/01038
<u>Proposal:</u>	Conversion of upper floors from 2no. self-contained flats to 5no. self-contained flats and erection of a two-storey rear extension (amended description) 4A Bench Street, Dover, CT16 1JH
<u>Comment:</u>	Object. This is an example of over intensification aggravated by a disregard for fire measures, no facility for waste management and a lack of parking that conflicts with the local development management policy.
<u>Application No:</u>	DOV/18/01147
<u>Proposal:</u>	Change of use of basement to self-contained flat, ground, first and second floors to a maisonette, erection of single storey cycle/bin store to rear, replacement window to front elevation, new opening and door to rear elevation, replacement rainwater goods, 2m high fence, formation of patio and external steps with balustrade to rear elevation (rear extension to be demolished) 13 Castle Street, Dover, CT16 1PT
<u>Comment:</u>	Support
<u>Application No:</u>	DOV/18/01157
<u>Proposal:</u>	Erection of a first-floor rear extension to facilitate the change of use and conversion into 2no. self-contained flats (Use Class C3), installation of 2no. sliding doors, 2no. balconies with balustrade and entrance door to front elevation 49 - 51 High Street, Dover, CT16 1EB
<u>Comment:</u>	Object. In principle, DTC is supportive of the change of use but objects to this design for the following reasons: <ol style="list-style-type: none"> 1) Kitchens have no access to outside walls - this leads to ventilation and condensation issues; 2) The flat at no. 51 will only have the two existing strip windows - these are not sufficient for natural light in a living/dining area; 3) Will the restaurant extraction system cause noise and smells incompatible with residential use above? 4) The bedroom at flat no. 49 is placed over a commercial kitchen leading to noise and incompatibility of use.
<u>Application No:</u>	DOV/18/01176
<u>Proposal:</u>	Change of use from dwelling house into 2no. self-contained flats 153 London Road, Dover, CT17 0TG
<u>Comment:</u>	Object. Inadequate accommodation that would provide a poor standard of living particularly to the bedsit occupant.
<u>Application No:</u>	DOV/18/01197
<u>Proposal:</u>	Change of use into 3no. self-contained flats and enlargement of 3rd

Chairman

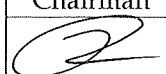

floor rear window (existing chimney to be removed)
 26 Templar Street, Dover, CT17 0BP
Comment: Support
Application No: DOV/18/01230
Proposal: Change of use into 2no. self-contained flats (Class C3), insertion of 2no. entrance doors and window to front, erection of 1.5m wall and metal railings, insertion of French doors to side and rear elevation (front canopy to be removed)
 122 London Road, Dover, CT17 0TG
Comment: Object. In the event of flooding, ground floor residents will be homeless.
Application No: DOV/18/01249
Proposal: Variation of Condition 2 of planning permission DOV/17/00070 to allow changes to approved plans (application under Section 73)
 93 High Street, Dover, CT16 1EB
Comment: Support

223. LATE PLANNING APPLICATIONS

Application No: DOV/18/01237
Proposal: Display of 1no.internally illuminated hanging sign
 Next, Unit 9, St James Retail Park, Dover, CT16 1QD
Comment: Support
Application No: DOV/18/01238
Proposal: Reserved matters application for the approval of part of Phase 1C, for 248 residential units, substation, appearance, landscaping, layout and scale in pursuant to outline application DOV/10/01010 for the development of 1,400 units, 66 bed care home and supported living units, vehicular access off the A256, primary school, energy centre and local centre with 250sqm of retail space (Class A1-A3) along with all associated access and car parking.
 Whitfield Urban Extension Phase 1C, Whitfield, CT16 3HX
Comment: Neutral. There is a complete failure to address social/affordable housing in the application, and it's disappointing that the District Council is not holding developers to account over this issue.
Application No: DOV/18/01263
Proposal: Conversion of church building to provide 16 no. self-contained apartments and associated development
 Former United Reformed Church, High Street, Dover, CT16 1DP
Comment: Object. DTC is pleased to see plans coming forward for a non-listed heritage asset, but there are too many household units of a poor standard (over intensification). The advice from the Designing Out Crime Team must be taken account of. The Committee disagrees that there will be no negative impact on neighbours at 2 Priory Hill – Councillors believe there is a window at the rear of that property.

224. LICENSING AND CONSENTS

There were no licensing applications received.

Chairman


225. CONSULTATIONS

There were no Consultations.

226. INFORMATION ITEMS

The Committee noted the Chairman's update report.

227. DATE OF NEXT MEETING

The next meeting will be held on the 21st January 2019 at 6 p.m.

The meeting closed at 7.43 p.m.

Councillor I Palmer
CHAIRMAN

Chairman
