



## DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Council Offices, Maison Dieu House, Biggin Street, Dover, on Monday, 12<sup>th</sup> November 2018 at 6 p.m.

### PRESENT

Councillor I. Palmer – Chairman  
 Councillor P. Brivio  
 Councillor J. Lamoon  
 Councillor A. Jenner  
 Councillor S. Jones  
 Councillor C. Precious (*until agenda item 6, planning application DOV/18/01156*)  
 Councillor N. Rix  
 Councillor R. Walkden  
 Councillor M. Wood  
 Councillor C. Zosseder  
 Mr P. Sherratt – Dover Society  
 Mr G. Margery – Dover Society

#### 179. APOLOGIES FOR ABSENCE

Apologies received from Councillor J. Heron & Councillor J. Ward due to personal commitments.


#### 180. DECLARATIONS OF INTEREST

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

#### 181. MINUTES

The Committee considered the minutes of the meeting of the Committee held on the 15<sup>th</sup> October 2018.

RESOLVED: That the minutes of the meetings of the Committee held on the 15<sup>th</sup> October 2018, be approved as a correct record and signed by the Chairman.

Chairman


182. COMMITTEE BUDGET

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

183. 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/18/00952	5 Chestnut Road, Dover, CT17 9PY	Granted	Support
DOV/18/00830	31 Biggin Street, Dover, CT16 1BU	Granted	Support
DOV/18/00788	19 Peverell Road, Dover, CT16 2EW	Refused	Object
DOV/18/00775	Total Dentalcare, 64 Pencester Road, Dover, CT16 1BW	Granted	Support
DOV/18/00972	64 Durban Crescent, Dover, CT16 2JJ	Granted	Support
DOV/18/00739	Unit 3A St James Retail Development, Townwall Street, Dover, CT16 1LN	Granted	Support
DOV/18/00987	162 The Gateway, Marine Parade, Dover, CT16 1LJ	Granted	Support
DOV/18/00936	Dover Travel Information, Bus Station, Pencester Road, Dover, CT16 1BW	Granted	Support
DOV/18/00957	Land to the rear of 59 and 61, Maison Dieu Road, Dover, CT16 1RA	Granted	Support
DOV/16/01434	Former Barwick Site, Coombe Valley Road, Dover, CT17 0EP	Granted	Support

184. 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/18/01065  
Proposal: Change of use of part of ground floor to Offices (B1)  
 7 Park Place, Dover, CT16 1DF  
Comment: Support. Look forward to receiving an application to change the shop front that adheres to the necessary guidelines.

Chairman  


- Application No: DOV/18/01096  
Proposal: Erection of emergency stairwell (existing stairwell to be removed)  
Dover College, St Martins House, Effingham Crescent, Dover, CT17 9RH  
Comment: Support
- Application No: DOV/18/01098  
Proposal: Conversion of the lower ground floor to a self-contained flat  
28 Winchelsea Street, Dover, CT17 9ST  
Comment: Object. The property is of insufficient size for two households. Poor stacking arrangements highlighted by Environmental Health together with insufficient windows will provide poor quality of life for occupants. The ill-conceived development will be to the detriment of the character of the neighbourhood.
- Application No: DOV/18/01131  
Proposal: Display of an advertisement hoarding and 5no. non-illuminated information signs with flags  
The Old Sorting Office, Charlton Green, Dover, CT16 1AP  
Comment: Support
- 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. 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.
- Application No: DOV/18/01137  
Proposal: Erection of a two-storey side extension, formation of a driveway and vehicular access  
39 Melbourne Avenue, Dover, CT16 2JA  
Comment: Support
- Application No: DOV/18/01138  
Proposal: Display on two non-illuminated banner signs  
Numbers 2 to 9, Cambridge Terrace, Dover, CT16 1JT  
Comment: Support
- Application No: DOV/18/01144  
Proposal: Erection of a single storey rear extension (existing outbuildings to be demolished)  
24 Salisbury Road, Dover, CT16 1EU  
Comment: Support
- Application No: DOV/18/01148  
Proposal: Change of use from office to 2no residential units to incl. demolition of modern rear extension; removal of staircase from basement to ground

Chairman





floor; replacement window to front (SE) elevation; removal of internal wall to ground floor & erection of steel staircase to rear.  
13 Castle Street, Dover, CT16 1PT

Comment:

Support

Application No:

DOV/18/01156

Proposal:

Variation of Condition 2 of planning permission DOV/17/01268 to allow 4no. additional apartments (application under Section 73)  
The Old Sorting Office, Charlton Green, Dover, CT16 1AA

Comment:

Support

Application No:

DOV/18/01158

Proposal:

Infill of rear balcony with upvc and installation of replacement windows and doors  
120 The Gateway, Marine Parade, Dover, CT16 1LH

Comment:

Support

Application No:

DOV/18/01161

Proposal:

Change of use to 24-hour taxi booking office  
4 Church Street, Dover, CT16 1LY

Comment:

Support. With the following conditions: any change to signage should comply with policy guidance; CCTV must be installed and used to manage antisocial behaviour; taxis must park in Stembrook and not use on street parking; proprietor to be active in managing noise and disturbance after 10 p.m. and before 7 a.m. Views of local residents were seriously considered. It was difficult to balance the views, but the Committee is particularly conscious of the numbers of vacant premises in the Town Centre.

#### 185. LATE PLANNING APPLICATIONS

Application No:

DOV/18/01121

Proposal:

Change of use from Dental surgery to self-contained flat (Use Class C3)  
51A Salisbury Road, Dover, CT16 1EX

Comment:

Support

Application No:

DOV/18/01183

Proposal:

Variation of Conditions 7 (verification report), 10 (cycle storage), 13 (landscaping) and 17 (design, materials, irrigation system, planting and maintenance schedule) to allow amendments to the wording of the conditions of planning permission DOV/18/00137 (application under section 73)

Meggar Limited, Archcliffe Road, Dover, CT17 9EN

Comment:

Support

#### 186. LICENSING AND CONSENTS

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

To Sell: Thai Food

Dates: Monday – Sunday

Timings: 10.00 – 18.00

Location: Biggin Street

Chairman


**RESOLVED:** Object. The location in front of the listed War Memorial and Maison Dieu House is inappropriate and detrimental to the appearance of the Town. The Council would like to see the business located elsewhere in the precinct as a new business is to be welcomed.

187. **CONSULTATIONS**

There were no Consultations.

**NEIGHBOURHOOD PLANNING**

The Committee noted the Chairman's report regarding Neighbourhood Planning.

**RESOLVED TO**

**RECOMMEND:** That any grant received for Neighbourhood Planning should be held in the budget of the Planning Committee and necessary transfers from the Neighbourhood Planning Reserve may be made to and from the budget of the Planning Committee for expenditure incurred with delegation to the Proper Officer in consultation with the DNP Steering Group.

188. **INFORMATION ITEMS**

The Committee noted the Chairman's update report.

189. **DATE OF NEXT MEETING**

The next meeting will be held on the 10<sup>th</sup> December 2018 at 6 p.m.

The meeting closed at 7.20 p.m.

Councillor I Palmer  
CHAIRMAN

Chairman
