

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

DATE OF ISSUE:  
29<sup>th</sup> June 2021

## DOVER TOWN COUNCIL

Dear Councillor,

NOTICE IS HEREBY GIVEN THAT a meeting of the PLANNING COMMITTEE will be held at St. Radigund's Community Centre, Poulton Close, Dover CT17 0HL on Monday, 5<sup>th</sup> July 2021 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 the Town Clerk on 01304 242 625.

Allison Burton  
TOWN CLERK

### AGENDA

#### 1. APOLOGIES FOR ABSENCE

To receive any 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 on pages 1 and 2.)*

#### 3. MINUTES

To approve the minutes of the meeting of the Planning Committee held on 14<sup>th</sup> June 2021 (pages 3-6).

4. **COMMITTEE BUDGET**

To note the latest out-turn against the Committee's 2021/22 budget (pages 7-8).

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>
21/00289	9 Biggin Street, Dover CT16 1BD	Granted	Neutral
21/00383	1 East Cliff, Dover CT16 1LX	Granted	Support
21/00460	The Park Guest House, 1 Park Place, Dover CT16 1DF	Granted	Support
21/00467	The Gateway Flats, The Gateway, Dover CT16 1LG	Granted	Support
21/00533	22 Harbour View Road, Dover CT17 0NZ	Granted	Support
21/00566	21 Market Square, Dover CT16 1NH	Granted	Support
21/00572	1A Victoria Street, Dover CT17 0EL	Granted	Support
21/00598	56 Castle Street, Dover CT16 1PJ	Granted	Support
21/00631	Waterloo, Crabble Avenue, Dover CT17 0JB	Granted	Object
21/00662	1 Monastery Avenue, Dover CT16 1AB	Granted	Object
21/00751	9 Victoria Crescent, Dover CT16 1DU	Granted	Support

6. **APPLICATIONS FOR PLANNING CONSENT**

To consider the following applications for planning consent:

<u>Application No:</u>	<u>Proposal</u>
21/00404	Erection of front porch, single storey rear and side extension 2 Old Park Hill, Dover CT16 2AW
21/00562	Erection of rear roof terrace with railings and raised decking (retrospective) 19 Shakespeare Road, Dover CT17 9QW
21/00651	Erection of a timber aviary Dover Castle, Castle Hill Road, Dover CT16 1HU
21/00853	Replacement of slate roof with new; replace existing dormer window with conservation roof light; remove existing render & install insulated render board to side elevation; replace existing railings & handrail to front steps & install new railing to front boundary wall. 263 London Road, Dover CT17 0SZ

- |          |   |
|----------|---|
| 21/00949 | Erection of a single storey rear extension<br>5 Monks Way, Dover CT16 2DL   |
| 21/00970 | Display of 4no. non-illuminated vinyl banners and 1no. freestanding A<br>frame sign<br>Rear of 76 Pencester Road, Dover CT16 1BW  |
| 21/00977 | Installation of a retractable canopy to outside terrace<br>Dover Marina Hotel and Spa, Waterloo Crescent, Dover CT17 9BP  |
| 21/00980 | Erection of single and two storey rear extensions<br>13 Chamberlain Road, Dover CT17 0BZ  |
| 21/00981 | Erection of a single storey rear extension with roof lantern and creation<br>of a vehicular access and associated parking (existing rear porch and<br>front boundary wall to be demolished)<br>194 Elms Vale Road, Dover CT17 9PP |
| 21/00989 | Sycamore - re-pollard<br>15 Chestnut Road, Dover CT17 9PY   |

## 7. LATE PLANNING APPLICATIONS

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

## 8. LICENSING

- a) An application for a grant of variation of existing premises licence for Dover Marina Hotel and Spa, Waterloo Crescent, Dover CT17 9BP:
- Two additional outside bars
  - Films and Indoor Sporting Event  
Monday to Sunday, 12.00-23.00
  - Recorded Music  
Monday to Saturday, 11.00-00.00  
Sunday, 11.00-23.30
  - Perform Dance  
Monday to Saturday, 12.00-00.00  
Sunday, 12.00-23.30
  - Provisions for Making Music and facilities for Dancing  
Sunday, 12.00-23.30
  - Late Night Refreshment  
Monday to Sunday, 23.00-05.00
- b) An application for a grant of a premises licence for Pretty Bubbles Horsebox Bar, The Clock Tower Square, Esplanade, Dover CT17 9FS:
- To enable the sale of alcohol (for consumption on and off the premises) Monday to Thursday between 10.00-22.00, and Friday to Sunday between 10.00-23.00.
- c) An application for a grant of a premises licence for Rico Sabor Restaurant, St James Retail Park, Dover CT16 1QD:
- Sale of alcohol (for consumption on the premises)  
Monday to Sunday, 10.00-01.00
  - Late Night Refreshment  
Monday to Sunday, 23.00-01.00

9. DATE OF NEXT MEETING

The next meeting will be held on Monday, 9<sup>th</sup> August 2021 at 6 p.m.

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, 9AM - 5PM. 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.

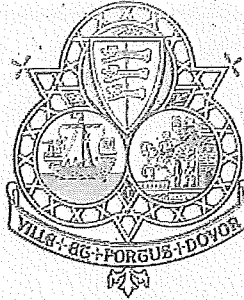
### Voluntary Announcement of Other Interests (VAOI)

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.





AGENDA ITEM 3

**DOVER TOWN COUNCIL**

Minutes of the meeting of the PLANNING COMMITTEE held at St. Radigund's Community Centre, Poulton Close, Dover on Monday, 14<sup>th</sup> June 2021 at 6 p.m.

**PRESENT**

Councillor E. Biggs - Chairman  
Councillor G. Cowan  
Councillor J. Lamoon  
Councillor T. Sancha  
Councillor L. Stephenson  
Mr G. Margery - The Dover Society  
Mr P. Sherratt - The Dover Society

14. **APOLOGIES FOR ABSENCE**

Apologies for absence received from Councillors P. Brivio, N. Rix and R. Walkden due to personal commitments and Councillor C. Precious due to ill health.

15. **DECLARATIONS OF INTEREST**

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

16. **MINUTES**

The Committee noted the approved minutes of the meeting of the Planning Committee held on 2<sup>nd</sup> March 2020 as resolved in Minute No. 298 at the Town Council Meeting held on 18<sup>th</sup> March 2020.

RESOLVED: That the minutes of the meeting of the Planning Committee held on 2<sup>nd</sup> March 2020 be signed by the Chairman.

17. **COMMITTEE BUDGET**

The Committee noted the latest out-turn against the Committee's 2021/22 budget.

Chairman
----------

**18. 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>
20/01479	Site at Buckland Mill, Crabble Hill, Dover CT17 0FA	Granted	Neutral
21/00357	Ashen Tree House, Ashen Tree Lane, Dover CT16 1QL	Granted	Support
21/00369	18 Queens Avenue, Dover CT17 9PU	Granted	Support
21/00384	1 East Cliff, Dover CT16 1LX	Granted	Support
21/00505	42 Durban Crescent, Dover CT16 2JJ	Granted	Support
21/00515	Ryder House, 115-116 London Road, Dover CT17 0TQ	Granted	Support
21/00517	Dover Castle - Constables Tower, Castle Hill Road, Dover CT16 1HU	Granted	Support

**19. 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:

<u>Application No:</u>	20/00510
<u>Proposal:</u>	Erection of two buildings incorporating 29no. flats and home working hub (existing building to be demolished) (Amended Plans) Karma Leisure Ltd, Adrian Street, Dover CT17 9AT
<u>Comment:</u>	Object. The site is one of significance and is flanked by the listed Unitarian Chapel and the distinctive Maritime Building, but the design of the proposed development neither reflects these architectural styles nor complements them. The proposal looms over them inappropriately with excessive density of build providing little or no quality of amenity for would-be residents - no outdoor space, no landscaping, inadequate parking, etc. In addition, the site is adjacent to the Western Heights, the Wellington Dock and visible to the castle and the main trunk road. Such a site demands enhancement of the skyline and town, and the proposed development fails in every respect.
<u>Application No:</u>	20/00842
<u>Proposal:</u>	Creation of decking area (retrospective) 63 Noahs Ark Road, Dover CT17 0DE
<u>Comment:</u>	Support
<u>Application No:</u>	21/00387
<u>Proposal:</u>	Erection of two storey rear extension (amended plans) 20 Winchelsea Road, Dover CT17 9SR
<u>Comment:</u>	Object. The amended design remains overbearing and too large in the context of existing building and neighbouring properties.

Chairman
----------

- Application No: 21/00689  
Proposal: Resiting of BT public telephone kiosks  
Public Footway outside Craighton House, Castle Street, Dover  
CT16 1NZ  
Comment: Object. There is adequate space for the provision of public telephone boxes in the adjacent pedestrian precinct. The design of the boxes and advertising displayed on them is inappropriate in Castle Street – the best preserved street in the centre of town. The view of Castle Street with the castle at its end is much photographed, and the addition of BT boxes would not improve this but rather be to the detriment of the area. If the boxes were of the K6 design, it might be appropriate for one to be placed but otherwise, no.
- Application No: 21/00714  
Proposal: Display of an internally illuminated fascia sign  
37 Biggin Street, Dover CT16 1BU  
Comment: Object. This is a conservation area, and the fascia, which has already been installed, contravenes DDC's own guidance on shopfronts in conservation areas. We would like to see swift enforcement action to remove it as this is the latest in an increasing number of ruined historic shopfronts with garish and inappropriate fascias.
- Application No: 21/00726  
Proposal: Erection of two storey side and rear extensions with external alterations (existing conservatory and garage to be demolished)  
12 Elm Park Gardens, Dover CT17 9NQ  
Comment: Support
- Application No: 21/00746  
Proposal: Erection of rear extension (existing extension to be demolished)  
20 Castlemount Road, Dover CT16 1SP  
Comment: Support
- Application No: 21/00751  
Proposal: Change of use of room to residential accommodation  
9 Victoria Crescent, Dover CT16 1DU  
Comment: Support
- Application No: 21/00768  
Proposal: Alterations to existing garage roof (retrospective)  
6 Eaves Road, Dover CT17 9LX  
Comment: Support
- Application No: 21/00788  
Proposal: Erection of two storey rear extension with alterations to windows on the side elevation  
44 Church Road, Dover CT17 9LR  
Comment: Support

*Councillor G. Cowan left the room after declaring a possible VIOP on the next application and took no part in discussion or the vote.*

- Application No: 21/00792  
Proposal: Erection of 5no. dwellings, cycle/bin stores and associated parking (existing buildings to be demolished)  
Unit 1 Granville Street, Dover CT16 2LF  
Comment: Support

Chairman

20. LATE PLANNING APPLICATIONS

- Application No: 21/00004  
Proposal: Erection of a single storey rear extension with 2no. rooflights, raised patio, retaining wall, fence and steps to front and creation of a driveway and vehicular access (front retaining wall to be demolished) (retrospective)  
5 Northbourne Avenue, Dover CT17 0BY  
Comment: Support  
Application No: 21/00777  
Proposal: Erection of rear boundary wall  
10 Worthington Street, Dover CT17 9AD  
Comment: Support  
Application No: 21/00819  
Proposal: Conversion into 2no. self-contained flats  
16 Avenue Road, Dover CT16 2PX  
Comment: Object. There are no dimensions shown on the plans submitted, and it is not possible to judge whether appropriate living space is provided for would-be occupants. Dimensions should be required by case officers as part of every application.  
Application No: 21/00868  
Proposal: Erection of a detached annexe  
2 St Martins Gardens, Dover CT17 9UX  
Comment: Object. This is over intensification of an area. The removal of the garden space and potentially the creation of a separate dwelling in the future is detrimental to local amenity, and the need for open green space and appropriate gardens for these residences. In the case of permission being granted, it should be subject to a condition/covenant on the development preventing the annex from ever being sold as a separate dwelling, remaining part of the main dwelling.

21. LICENSING

The Committee considered an application for a grant of variation of existing premises licence for Biggin Off Licence, 52 Biggin Street, Dover CT16 1DB:

To enable the sale of alcohol (for consumption off the premises) Monday to Sunday between 06.00-23.00.

RESOLVED: That the Council object as access to alcohol before 09.00 on a daily basis provides for those suffering with an addiction, and is also a factor in antisocial behaviour which diminishes the quality of life in the locality. If the licence were to begin at 09.00, then the Council would be inclined to agree to it.

22. DATE OF NEXT MEETING

The next meeting will be held on Monday, 5<sup>th</sup> July 2021 at 6 p.m.

The meeting closed at 7.08 p.m.

Councillor E. Biggs  
CHAIRMAN

Chairman
----------

29/06/2021

-7-  
Dover Town Council

Page 1

10:33

## Detailed Income &amp; Expenditure by Budget Heading 29/06/2021

Month No: 3

## Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
<b>Planning</b>						
201 Planning						
4201 Planning	0	1,100	1,100		1,100	0.0%
Planning :- Indirect Expenditure	0	1,100	1,100	0	1,100	0.0%
Net Expenditure	0	(1,100)	(1,100)			
Planning :- Income	0	0	0			0.0%
Expenditure	0	1,100	1,100	0	1,100	0.0%
Movement to/(from) Gen Reserve	0					
Grand Totals:- Income	0	0	0			0.0%
Expenditure	0	1,100	1,100	0	1,100	0.0%
Net Income over Expenditure	0	(1,100)	(1,100)			
Movement to/(from) Gen Reserve	0					

