



DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Town Council Offices on Monday, 4th October 2021 at 6 p.m.

PRESENT

Councillor E. Biggs – Chairman
 Councillor C. Precious – Vice-Chairman
 Councillor P. Brivio
 Councillor J. Lamoon
 Councillor T. Sancha
 Councillor R. Sawbridge
 Councillor L. Stephenson
 Councillor R. Walkden
 Mr G. Margery – The Dover Society

Councillor A. Calder (non-member)

121. APOLOGIES FOR ABSENCE

Apologies for absence received from and Councillor N. Rix due to personal commitments and Councillor G. Wanstall due to ill health.

122. DECLARATIONS OF INTEREST

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

123. MINUTES

The Committee considered the minutes of the meeting of the Planning Committee held on 6th September 2021.

RESOLVED: That the minutes of the meeting of the Planning Committee held on 6th September 2021 be approved as a correct record and signed by the Chairman.

124. COMMITTEE BUDGET

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

Chairman

125. 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>
20/00239	The Old Sorting Office, Charlton Green, Dover CT16 1AP	Granted	Object
21/00303	15 Bench Street, Dover CT16 1JW	Granted	Support
21/00579	St Martins House, Dover College, Effingham Crescent, Dover CT17 9RY	Granted	Object
21/00692	65 Queens Avenue, Dover CT17 9PT	Granted	Support
21/00981	194 Elms Vale Road, Dover CT17 9PP	Granted	Support
21/01044	29 Mayfield Avenue, Dover CT16 2PN	Refused	Object
21/01111	5 Pharos Drive, Dover CT16 1AF	Refused	Object
21/01114	76-77 Maison Dieu Road, Dover CT16 1RE	Granted	Support
21/01156	Land between 20 and 24 Castle Avenue, Dover	Granted	Support

126. 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>	21/01010
<u>Proposal:</u>	Change of use to residential dwelling (retrospective) Tower House, 100 Priory Hill, Dover CT17 0AE
<u>Comment:</u>	Support
<u>Application No:</u>	21/01013
<u>Proposal:</u>	Installation of a new shopfront (retrospective) 52 Biggin Street, Dover CT16 1DB
<u>Comment:</u>	Object. This does not comply with DDC's guidance on shop fronts in a conservation area.
<u>Application No:</u>	21/01196
<u>Proposal:</u>	Installation of shop front with an internally fitted security shutter (behind the main glass/shopfront) 68 Pencester Road, Dover CT16 1BW
<u>Comment:</u>	Support
<u>Application No:</u>	21/01211
<u>Proposal:</u>	Installation of a self-service car wash bay with screens, relocation of parking bays and storage container BP Priory Service Station, 6-12 Folkestone Road, Dover CT17 9RU
<u>Comment:</u>	Object. The proposal will diminish amenity for local residents and cause noise pollution. It is inappropriate for a residential setting, let alone for a site bounded by listed buildings and a conservation area.

Chairman

<u>Application No:</u>	21/01262
<u>Proposal:</u>	Creation of vehicular access and driveway (existing wall to be demolished) 41 Markland Road, Dover CT17 9LY
<u>Comment:</u>	Support
<u>Application No:</u>	21/01355
<u>Proposal:</u>	Conversion to 6no. dwellings to include removal of staircase, blocking of existing and creation of new openings, erection of new partition walls. Damp proofing to lower ground floor. 1 East Cliff, Dover CT16 1LX
<u>Comment:</u>	Object. The applicant has not addressed the Council's previous comment that room sizes must adhere to national minimum space standards.
<u>Application No:</u>	21/01356
<u>Proposal:</u>	Variation of condition 2 of planning permission (DOV/21/00383) to allow for the proposed alterations to internal layout and damp proofing (Section 73) 1 East Cliff, Dover CT16 1LX
<u>Comment:</u>	Object. The applicant has not addressed the Council's previous comment that room sizes must adhere to national minimum space standards.
<u>Application No:</u>	21/01366
<u>Proposal:</u>	Conversion of dwelling house into 2no. self-contained flats 9 Avenue Road, Dover CT16 2PX
<u>Comment:</u>	Support
<u>Application No:</u>	21/01376
<u>Proposal:</u>	Erection of a two-storey rear extension, replacement of existing porch and creation of off-street parking 56 Durban Crescent, Dover CT16 2JJ
<u>Comment:</u>	Support
<u>Application No:</u>	21/01398
<u>Proposal:</u>	Change of use from Restaurant (Use class E(b)) to Commercial, Business and Service (Use class E) Unit 2B St James Retail and Leisure Park, St James Street, Dover CT16 1QD
<u>Comment:</u>	Support
<u>Application No:</u>	21/01424
<u>Proposal:</u>	Replacement of the existing exit timber doors to the Clock tower staircase and Ladywell staircase Dover Town Hall, High Street, Dover CT16 1DL
<u>Comment:</u>	Support
<u>Application No:</u>	21/01425
<u>Proposal:</u>	Relocation of 2no existing doors and installation of new replica doors to northwest and southwest elevation. Dover Town Hall, High Street, Dover CT16 1DL
<u>Comment:</u>	Support
<u>Application No:</u>	21/01441
<u>Proposal:</u>	Erection of a detached dwelling and associated parking 21 Harbour View Road, Dover CT17 0NZ
<u>Comment:</u>	Object. Using garden space for built development reduces the opportunity for wildlife corridors and diminishes wildlife amenity.
<u>Application No:</u>	21/01443
<u>Proposal:</u>	Creation of vehicular access, driveway, retaining walls and 1200m high fence 42 Beaufoy Road, Dover CT17 0HT
<u>Comment:</u>	Support

<u>Application No:</u>	21/01453
<u>Proposal:</u>	Change of use of lower and upper ground floors to residential, replacement front basement window, replacement rear door, drain pipe and 2 no. extract fan vents, all windows to be refurbished and re-painted Electric House, 43 Castle Street, Dover CT16 1PT
<u>Comment:</u>	Support
<u>Application No:</u>	21/01454
<u>Proposal:</u>	Alterations to facilitate part change of use to form 1no residential unit. lower ground floor: remove & insert new partitions and form new opening. Remove fitted cupboards. Upper ground floor: Alterations to rear kitchen chimney breast. First floor: Remove fitted cupboards. Insert new partitions to form rear bathroom & ensuite. Second floor: Remove rear bedroom partition. Additional internal works: Over boarding existing ceilings, replacement doors, overboard walls, thermally upgrade solid walls. External works include: Replace front elevation basement window with the introduction of double glazing, including to rear door. Replace SVP pipework and insert vents to rear elevation. Electric House, 43 Castle Street, Dover CT16 1PT
<u>Comment:</u>	Support
<u>Application No:</u>	21/01484
<u>Proposal:</u>	Variation of Condition 15 (approved plans) of planning permission DOV/96/00505 and Condition 12 (approved plans) of planning permission DOV/97/00207 to allow reduction of parking requirements (application under Section 73) Wellington Dock, Cambridge Road, Dover
<u>Comment:</u>	Support
<u>Application No:</u>	21/01507
<u>Proposal:</u>	Erection of a motorcycle/cycle store, with patio above with balustrade (part existing wall to be demolished) 38 Mount Road, Dover CT17 9LF
<u>Comment:</u>	Support

127. LATE PLANNING APPLICATIONS

<u>Application No:</u>	21/01175
<u>Proposal:</u>	Change of use and conversion to 6 no. self-contained flats (C3), erection of bin store, steps/railings to front elevation, cycle store, first floor rear terrace with balustrade, alterations to windows, doors and associated works (existing shop front to be demolished) 67-69 High Street, Dover CT16 1EB
<u>Comment:</u>	Object, owing to the fact that the plans have not been amended to address the Council's previously expressed concerns.
<u>Application No:</u>	21/01519
<u>Proposal:</u>	Erection of 9 no. self-contained flats, associated parking, solar panels to roof and erection of 1.9m high fencing (existing boundary wall and fence to be demolished) Land rear of 59 to 61 Maison Dieu Road, Dover CT16 1RA
<u>Comment:</u>	Support

128. DATE OF NEXT MEETING

The next meeting will be held on Monday, 1st November 2021 at 6 p.m.

The meeting closed at 7.05 p.m.

Councillor E. Biggs
CHAIRMAN

Chairman