



DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Town Council Offices on Monday, 16th May 2022 at 6 p.m.

PRESENT

Councillor C Precious – Vice-Chairperson too the Chair
 Councillor G Cowan
 Councillor N Rix
 Councillor R Sawbridge
 Mr G Margery – Dover Society

301. APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Biggs, Stephenson, Walkden & Wanstall due to personal commitments.

302. DECLARATIONS OF INTEREST

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

303. MINUTES

The Committee considered the minutes of the meeting of the Planning Committee held on 11th April 2022.

RESOLVED: That the minutes of the meeting of the Planning Committee held on 11th April 2022 be signed by the Vice-Chairperson.

304. COMMITTEE BUDGET

The Committee noted the latest out-turn against the Committee's 2022/23 budget.

305. DETERMINED PLANNING CONSENTS

The Committee noted the decisions of Dover District Council on the following planning applications:

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<u>Application No:</u>	<u>Address</u>	<u>Decision</u>	<u>Town Council Decision</u>
22/00068	14A Victoria Park, Dover, CT16 1QS	Granted	Support
22/00069	14A Victoria Park Dover, CT16 1QS	Granted	Support
22/00218	1-20 Wellington Gardens, Dover, CT16 2BY	Granted	Support
20/01258	Land West of St Radigund's Community Centre Dover	Granted	Support
21/01927	143-144 Snargate Street Dover, CT17 9BZ	Granted	Support
20/00692	RO Ashen Tree Lane Dover, CT16 1QL	Granted	Support
22/000017/A	11 Athol Terrace Dover, CT16 1LT	Granted	Support
22/00273	243 Folkestone Road Dover, CT17 9LL	Granted	Support

306. 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: 22/00467

Proposal: Change of use to 12-bedroom HMO (Sui Generis)
120 Folkestone Road Dover CT17 9SP

Comment: Strongly Object. Disproportionate number of HMOs in Dover compared to other areas in District. The Historic Places Panel review paper on Dover (Historic England Summer 2021) states that:-

“Families typically only move into an area if they are confident that will be a good environment for them in the long term. The unrestricted growth of HMOs undermines such confidence, and tends to have a snowballing effect. Controlling this is therefore important, and an article 4 direction with a linked policy is the way to do it”

The continued proliferation of poorly run, poor quality HMOs in Dover and, in particular, in the Folkestone Road area has a negative impact on both the lives and amenities of existing residents through increased pressure on a low level of facilities as well as on the lives of HMO residents – no community living space, poor quality accommodation (seen by officers of this council in the last month) – used currently in this case by DDC Housing for emergency B&B accommodation. The Folkestone Road has a high level of vehicle movements including intercontinental HGVs, creating a sense of pedestrian and cyclist insecurity, dirt, pollution and difficulties in navigating this rat run into the town centre. Many of the residents of a proposed HMO will be reliant on walking or cycling into town and this is not a good highway to be walking or cycling on. More and more large and family sized properties are being chopped up into poor quality rabbit hutches - bedsits- for the benefit of landlords rather than the social good and this

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flies in the face of national Housing policy and the stated aspirations of the LPA.

Application No: 22/00473
Proposal: Fell one Ash (T1), three small dead Ash (G2), one twin stem Ash (T3), three Sycamores (G4), five small Ash stems and one triple stem Ash (G5), all subject of Tree Preservation Order No 9 of 1988
 Christchurch Court Dover CT17 9RZ
Comment: Neutral - there is no actual report from an arboriculturalist. The number of trees to be removed is very high at a time when national tree planting is being promoted. If the arboriculturalists report actually exists and the trees need to be removed then they should be replaced by native species at a ratio of two for every tree removed. concerned with the number of trees to be removed.

Application No: 22/00474
Proposal: Outline application for the erection of a block of 45no. self-contained flats, vehicle access and parking
 Land Adjoining 1 Malvern Road Dover CT17 9RF
Comment: Strongly object.
 The scale and style of the proposed development is completely inappropriate for the area. At seven storeys on a slope, this unattractive and architecturally characterless barracks -style building will overwhelm and overshadow surrounding properties. The introduction of 45 households without the provision of any affordable housing, contribution to neighbourhood infrastructure or amenity or any mitigating community contribution reeks of developer greed. If this makes the development unviable then so be it. As it is it offers poor amenity for incoming residents and a diminishment of already poor amenity for existing residents.

Application No: 22/00492
Proposal: Change of use to 1no dwelling to incl. replacement door with window to rear elevation; insertion of 2no. new internal openings.
 Ground Floor 31 Castle Street Dover CT16 1PT
Comment: Object - the dwelling is ridiculously small at 29m2 when national guidance sets a minimum of 50m2. In a building of this type and age at least two floors (twice the footprint) is needed to provide adequate accommodation, storage, waste storage etc.

Application No: 22/00512
Proposal: Replacement of 4no existing uPVC windows to white painted timber windows located on the 3rd floor rear elevation.
 Third Floor Flat 12 Victoria Park Dover CT16 1QR
Comment: Support

Application No: 22/00553
Proposal: Erection of 2no. gazebos
 The Ark Christian Centre Noah's Ark Road Dover CT17 0DD
Comment: Support

307. LATE PLANNING/LICENSING APPLICATIONS

Application No: 22/00488
Proposal: Change of use from dental practice E(e) to 2no. dwellings (C3) - 30-32 Castle Street Dover CT16 1PW

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Comment: Support

Application No: 22/00489

Proposal: Change of use to form 2no. dwellings to incl. blocking of existing internal openings; removal of load bearing wall to basement; enlargement of existing opening to rear elevation & insertion of door & window; removal of partition to 1st floor; creation of new openings at 2nd floor; erection of new partitions to 3rd floor & insertion of 4no. rooflights. - 30-32 Castle Street, Dover, Kent CT16 1PW

Comment: Support

Application No: 22/00529

Proposal: Retention of fence behind garden wall (retrospective) - 79 Leyburne Road, Dover, Kent T16 1SH

Comment: Support

Application No: 22/00534

Proposal: Erection of single storey front extension two and three storey rear extensions to provide 30no. additional care beds. Erection of new bay windows to ground/first floor front elevation, 4no. rooflights, rear roof garden with railings, replacement front door, rear fire escape, widening of front path, landscaping, new entrance gate, bin store, cycle parking and vehicle turning area (existing rear, part first floor extensions, front bay windows, shed and steps to be demolished) (part retrospective) - 409-411 Folkestone Road Dover CT17 9JT

Comment: Object - another application taking no account of the already existing pressures on the poor amenities in this area of Dover. Doubling the size of the accommodation will hugely increase both vehicle movements and pedestrian/cycle on a highway which offers poor quality transit due to heavy traffic, oversized HGVs, pollution, dirt, narrow footways and lack of open spaces. The proposed development has a very narrow access roadway and minimal parking/turning which raises questions over access for emergency vehicles, access for visitors and outdoor amenity space for residents - almost no garden or safe open space, no terrace for residents etc. Again the over development of the site suggests too much focus on profit for the developer/operator of the care home and disregard for the quality of amenity for both proposed residents and existing community in the Folkestone Road area of Dover.

Application No: 22/00558

Proposal: Erection of Single Storey rear extension - 35 Tower Hamlets Street, Dover, Kent CT17 0DY

Comment: Support

Application No: 22/00578

Proposal: Erection of single storey rear extension, raised terrace area with steps and balustrade - Flat 1, 24 Castle Avenue, Dover, Kent CT16 1EZ

Comment: Support

308. DATE OF NEXT MEETING

The Committee noted the next meeting will be held on Monday, 13th June 2022 at 6 p.m.

Chairman

The meeting closed at 6.52pm.

Councillor C Precious
VICE-CHAIRPERSON

Chairman