



DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at St. Radigund's Community Centre, Poulton Close, Dover on Monday, 14th 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 2nd March 2020 as resolved in Minute No. 298 at the Town Council Meeting held on 18th March 2020.

RESOLVED: That the minutes of the meeting of the Planning Committee held on 2nd 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

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, 5th July 2021 at 6 p.m.

The meeting closed at 7.08 p.m.

Councillor E. Biggs
 CHAIRMAN

