



## DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Town Council Offices on Monday, 25<sup>th</sup> July 2022 at 6 p.m.

### PRESENT

Councillor J Bird  
Councillor J Lamoon  
Councillor C Precious  
Councillor N Rix - Chair  
Councillor L Stephenson  
Councillor G Wanstall  
Mr G Margery – Dover Society  
Councillor A Calder (non voting member)

#### 74. APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Aspland, Brivio, Cowan, Collor, Sawbridge, Walkden & Zosseder all due to personal commitments.

#### 75. DECLARATIONS OF INTEREST

Councillor Precious declared a VOI on agenda item 6 planning application 22.00869 as he is friends with the applicant. Councillor Precious left the room during discussion on this item and took no part in voting.

#### 76. MINUTES

The Committee considered the minutes of the meeting of the Planning Committee held on 13<sup>th</sup> June 2022.

RESOLVED: That the minutes of the meeting of the Planning Committee held on 13<sup>th</sup> June 2022 be signed by the Chair.

#### 77. COMMITTEE BUDGET

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

#### 78. DETERMINED PLANNING CONSENTS

Chair


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>
21/01558	26 Coombe Valley Road, CT17 0EP	Granted	Object
22/00553	The Ark Christian Centre, Noahs Ark Road, CT17 0DD	Granted	Support
22/00512	12 Victoria Park, CT16 1QR	Granted	Support
22/00386	19 Castle Street, CT16 1PT	Granted	Support
22/00558	35 Tower Hamlets Street, CT17 0DY	Granted	Support
22/00578	Flat 1,24 Castle Avenue, CT16 1EZ	Granted	Support
22/00641	St James, Unit 6 St James Street, CT16 1QD	Granted	Support
22/00611	Old Harbour Station, Elizabeth Street, CT16 9FE	Granted	Object
22/00710/ 22/00694/ 22/00711	The Promenade, Waterloo Crescent, Dover, CT17 9FS	Granted	Support
22/00653	Land At Cowgate, Hill, Dover, CT17 9AT	Granted	Support
22/00265	Dover Technical, College, Maison Dieu Road, Dover, CT16 1DH	Granted	Support

#### 79. 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: 22.00533  
Proposal: Replace rear window with French door  
 33A East Cliff Dover CT16 1LU  
Comment: Withdrawn

Application No: 22.00547  
Proposal: Formation of parking area, and retaining wall (existing boundary wall to be removed)  
 40 Queens Avenue Dover CT17 9PT  
Comment: Support

Chair



- Application No: 22.00676  
Proposal: Erection of a pair of semi-detached dwellings, refuse/cycle storage, new vehicular access, associated parking and landscaping (existing garage and outbuildings to be demolished)  
 86 And Part 84 Leyburne Road Dover CT16 1SH  
Comment: Support
- Application No: 22.00684  
Proposal: Erection of a single storey building for short-term accommodation, cycle/bin store, associated access, parking, and communal gardens (existing building to be demolished) (Amended Plans)  
 Hall Between 60-62 Old Folkestone Road Old Folkestone Road Dover CT17 9HB  
Comment: Strongly Object. The Town Council stand by their original objection and fully support the 20% of the Aycliffe community who have objected to the loss of an important amenity now replaced by an unattractive designed HMO
- Application No: 22.00722  
Proposal: Erection of a detached building consisting of 2no. self-contained flats and 1no. dwellinghouse, bin/cycle store, associated parking and vehicular turning area  
 Rear Of 89-91 Folkestone Road Dover CT17 9SD  
Comment: Object. Due to access & safety and Kent Fire & Rescue concerns
- Application No: 22.00744  
Proposal: Erection of a first-floor side extension to provide a 1no. self-contained flat  
 Captain Webbs 161-165 Folkestone Road Dover CT17 9SZ  
Comment: Support
- Application No: 22.00770  
Proposal: Erection of a glazed canopy over entrance steps to Spa/Gymnasium, doors to be blocked on third floor north west elevation and on basement south east elevation of Portea House. Refurbish roof, conservatory roof, all masonry, windows, curved canopy, balcony structure, boundary wall and conservatory framework to be repainted on Portea House,  
 1-5 Waterloo Crescent House The Marina Hotel Protea House Dover CT17 9BP  
Comment: Support
- Application No: 22.00771  
Proposal: Works to facilitate conversion of Protea House & Waterloo Crescent House to form expansion of Dover Marina Hotel to form 38 ensuite rooms and additional hotel accommodation. PROTEA HOUSE Basement: tanking treatment works to storage room. Infill external rear door opening. Insert partitions to form WCs. Ground floor: Remove and insert new partitions. Infill openings. Removal of internal load bearing walls & chimney breasts. Replacement staircase to Basement. PROTEA HOUSE & WATERLOO CRESCENT HOUSE : First, Second, Third & Fourth floors : Remove and insert new partitions to form ensuite guest bedrooms & storage. Infill 2no external openings to NW elevation. THE MARINA HOTEL : New part glazed external canopy oversteps from ground to basement Spa/Gym entrance. Crescent external envelope windows, doors and roof repaired & refurbished.  
 1-5 Waterloo Crescent House The Marina Hotel Protea House Dover CT17 9BP  
Comment: Support

Chair



- Application No: 22.00781  
Proposal: Alterations to windows and doors and use of unit as gym (under Use Class E) (existing entrance lobby to be demolished)  
Halfords Ltd Granville Street Dover CT16 2LG  
Comment: Support
- Application No: 22.00787  
Proposal: Erection of a single storey ground floor extension, replacement roof to lower ground floor extension and replacement window to attic dormer  
11 Saxon Street Dover CT17 9RT  
Comment: Support
- Application No: 22.00788  
Proposal: Lower ground floor- Replace rear canopy with new glazed structure.  
Ground floor -Single storey rear extension to form enlarged WC and rear garden access. Form structural opening between front and rear rooms.  
Form enlarged opening to front room chimney breast fireplace. Second floor - Remove front bedroom fireplace insert and timber wall linings.  
Attic floor - Roof repairs. Replacement rear dormer window only | 11 Saxon Street Dover CT17 9RT  
Comment: Support
- Application No: 22.00830  
Proposal: Erection of a building for use as a coffee shop with drive-through facility, EVC spaces, bin storage, fencing, retaining wall, transformer and switchboard (existing buildings and walls/steps demolished)  
101 Snargate Street Dover CT17 9DA  
Comment: Support
- Application No: 22.00862  
Proposal: Display of 5 no. illuminated fascia signs, 1 no. non-illuminated fascia sign, 1 no. Illuminated totem with snapframe sign, 1 no. illuminated single sided digital totem, 1 no. illuminated single sided triple digital totem, 2 no. illuminated totem, 1 no. non-illuminated hoarding, 1 no. illuminated two-sided fascia sign  
101-102 Snargate Street Dover CT17 9DA  
Comment: Object and will continue to do so until the concerns of Kent Highways are addressed and concerns are met.
- (councillor Precious left the room leaving the meeting inquorate, committee discussed the application and agreed the proper officer would submit comments to Dover District Council on its behalf.)
- Application No: 22.00869  
Proposal: Variation of Condition 2 of planning permission DOV/22/00304 to allow amendments to the approved plans to include a single storey rear extension (erection of a two-storey side extension, dormers retaining walls for new parking area) (S73 application)  
12 St Davids Avenue Dover CT17 9HU  
Comment: Object. Committee feel that the change is ill thought through & the addition should require a new application with considered design and not a variation of condition 2.  
(Councillor Precious returned to the meeting )

Chair
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- Application No: 22.00892  
Proposal: Certificate of lawfulness (existing) for the implementation of planning consent DOV/18/01322 - (change of use and conversion to 46no. self-contained flats incorporating a 3rd and 4th floor, and a four-storey side extension)  
Comment: The Former Magistrates Court Pencester Road Dover CT16 1BS  
 Object. Committee do not think substantial works have been carried out to justify a certificate of lawfulness to be granted. A manhole is hardly sufficient evidence of intent to develop & the derelict site remains in the centre in the Town Centre
- Application No: 22.00904  
Proposal: Internal alterations to existing HMO to facilitate an additional room from 10no. rooms (15no. persons) to 11no. rooms (15no. persons) and installation of 2no. rooflights  
 16 Park Avenue Dover CT16 1HE  
Comment: Object. The plans are misleading as the floor measurement includes a lot of floor space that can't be used due to the pitched roof. The wrong spaces provide very poor amenity for the prospective resident.
- Application No: 22.00917  
Proposal: Erection of an attached dwelling  
 66 Noahs Ark Road Dover CT17 0NL  
Comment: Object. This is a relatively new housing development. There is a reason the developer never put a house on this section of land.
- Application No: 22.00920  
Proposal: Display of 3no. internally illuminated fascia signs  
 St James, Unit 9 St James Street Dover CT16 1QD  
Comment: Support

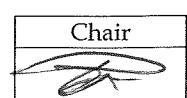
## 80. LATE PLANNING/LICENSING APPLICATIONS

- Application No: 21.01375  
Proposal: Change of use from restaurant (Use class E(b)) to 1no. studio flat and 1no. one bedroom flat (Use class C3), erection of first floor rear extension and alterations to front elevation  
 33 High Street Dover CT16 1EB  
Comment: Object. This is a poor design in a narrow space 50% of the measurements for the flats includes an unlivable access corridor. This property is only suited to a single flat. Committee would not have an objection if it were a single dwelling
- Application No: 22.00900  
Proposal: Display of 2no. internally illuminated fascia signs to front and rear elevations | St James, Unit R2a St James Street Dover CT16 1QD  
Comment: Support

## 81. LICENSING

Committee considered applications for the extension of a Premises Licence:

Reason: sale of alcohol



Timings: 08.00 – 01.00 (current hours 08.00 – 23.00)  
 Location: Newsin 36 Pencester Road, Dover, CT16 1BW

Reason: Late night refreshments Indoors and Outdoors (no alcohol)  
 Timings: Sunday -Wednesday 23.00 to 00.00. Thursday to Sunday 23.00 to 01.00  
 Location: Chicken & Ribs 40 Pencester Road, Dover, CT16 1BW

RESOLVED: a) That the committee objects to the extension of licencing hours for the sale of alcohol between 08.00 to 01.00 at Newsin, 36 Pencester Road, Dover CT16 1BW they consider the current hours of 08.00 – 23.00 are more acceptable.  
 b) That the committee has no objection to the premises licence for late night refreshments Indoors and outdoors (no alcohol) Sunday -Wednesday 23.00 to 00.00. Thursday to Sunday 23.00 to 01.00 at Chicken & Ribs 40 Pencester Road, Dover, CT16 1BW

## 82. URGENT DECISION

Committee noted Urgent Decision UD22/23-001 regarding cancellation of Planning Committee Meeting on 4<sup>th</sup> July 2022

## 83. DATE OF NEXT MEETING

The Committee noted the next meeting will be held on Monday, 5<sup>th</sup> September 2022 at 6 p.m.

The meeting closed at 7.15pm.



Councillor N Rix  
CHAIR