

DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Town Council Offices on Monday, 9th January 2023 at 6 p.m.

PRESENT

Councillor J Bird
Councillor A Calder
Councillor C Precious
Councillor N Rix
Councillor J Lamoon
Councillor R Sawbridge
Councillor L Stephenson
Councillor R Walkden
Mr G Margery – Dover Society

180. APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Cowan & Wanstall due to personal commitments.

181. DECLARATIONS OF INTEREST

Councillors P Brivio, J Lamoon & N Rix all declared an OSI in agenda item 7 planning application 22.01666 as they all know the applicant. All 3 councillors absented themselves from taking part in discussion & voting on this item

182. MINUTES

The Committee considered the minutes of the meeting of the Planning Committee held on 5th December 2022.

RESOLVED: That the minutes of the meeting of the Planning Committee held on 5th December 2022 be signed by the Chair.

Chair


183. COMMITTEE BUDGET

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

184. 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>
22.01361	Ground Floor, 109 High Street, Dover, CT16 1EB	Granted	Support
22.01455	Laureston Place, Dover, CT16 1QX	Granted	Support
22.00781	Halfords Ltd, Granville Street, Dover, CT16 2LG	Granted	Support
22.00107	Granville Street, Dover, CT16 2LF	Refused	Object
22.01416	1 Lascelles Road, Dover, CT17 9JE	Granted	Support
22.01422	1 Kingswood Villas, Crabble Avenue, Dover, CT17 0JE	Granted	Support


185. APPLICATIONS FOR PLANNING CONSENT

The Committee considered applications for planning consent passed to the Town Council for consultation purposes.

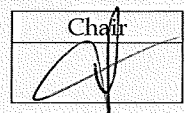
RESOLVED: That the following observations be passed to the Dover District Council in relation to the applications now considered:

<u>Application No:</u>	22.01352
<u>Proposal:</u>	Erection of single storey rear extensions for funeral directors use and associated works. Change of use of first floor from offices to residential (maisonette), widening of vehicular access and boundary fencing (outbuildings demolished) 161-162 London Road Dover CT17 0TG
<u>Comment:</u>	Support
<u>Application No:</u>	22.01513
<u>Proposal:</u>	Erection of 2no. semi-detached dwellings and associated works (workshop demolished) 9 Macdonald Road Dover CT17 0HB
<u>Comment:</u>	Support
<u>Application No:</u>	22.01535
<u>Proposal:</u>	Display of a 7m high internally illuminated totem pole sign Dover South Services, ATM Limekiln Street Dover CT17 9EF
<u>Comment:</u>	Support subject to KCC's concerns being addressed
<u>Application No:</u>	22.01558

Chair



- Proposal: Erection of first floor rear extension
The Park Inn Guest House 1 Park Place Dover CT16 1DF
- Comment: Object. We would as a rule support applications for reusable energy, however creating an extra floor to house the equipment is not environmentally friendly and feel this application is green washing. Any plant could be housed elsewhere in the building if profit from inadequate accommodation were not put first Looking back on the property planning history, it is not appropriate in a conservation area to radically elevate the rear of a building place meal leaving is seriously altered on the riverside aspect. We would also like to point out that the application states no works have been started but looking at the property you can clearly see they have.
- Application No: 22.01578
- Proposal: Sycamore (T1) - overall crown reduction by 2- 3 metres; Holm oak (T2) - overall crown reduction by 2- 3 metres and repollard one decayed limb; Holly (T3) - reduce by 1.5 metres, all subject of Tree Preservation Order No 5 of 1997
15 Monastery Avenue Dover Kent CT16 1AB
- Comment: Object. All trees have TPO's on them. A qualified arboriculturists report along with photographic evidence as to why the works need to be carried out is essential in this instance
- Application No: 22.01592
- Proposal: Insertion of 2 no. first floor rear windows (existing first floor door (51) to be removed) (retrospective)
49 - 51 High Street Dover CT16 1EB
- Comment: Support
- Application No: 22.01613
- Proposal: Variation of Condition 2 (approved plans) to allow amendments to planning permission DOV/22/00149 (application under Section 73) for alterations to windows and doors to include new fire door to rear, erection of canopy and single storey side extension (existing side extension and metal shutters to be removed)
Archcliffe Fort Archcliffe Road Dover Kent CT17 9EL
- Comment: Support
- Application No: 22.01620
- Proposal: Erection of detached dwelling (existing dwelling and part boundary wall to be demolished)
6A Minnis Terrace Crabble Avenue Dover CT17 0JF
- Comment: Object. Scale & style of development is not in keeping with the existing streetscape. We note that up until October 2022 there was no certificate of lawfulness on the property & the back garden development of a site on a seriously high traffic & parking impacted road seriously reduces amenity for existing residents especially the neighbouring house
- Application No: 22.01627
- Proposal: Conversion of public house into 4no. self-contained flats with front and rear dormers and associated external alterations
59 Crabble Hill Dover CT17 0RX
- Comment: Object. This is a great loss of local amenity for private housing , we note the objections of KCC Highways re parking in an already congested area.
- Application No: 22.01641
- Proposal: Change of use and conversion of basement/ground floor maisonette to 2



Comment: no self-contained flats
6 Lower Flat St Johns Road Dover CT17 9SE
Support

Application No: 22.01656

Proposal: Erection of a building for use as hot food takeaway and associated car parking and works

Land At Dover South Service Station Limekilm Street Dover CT17 9EF

Comment: Object. We agree with KCC concerns regarding the potential of congested traffic flow backing out onto a busy roundabout

186. LATE PLANNING/LICENSING APPLICATIONS

Application No: 22.01650

Proposal: Replacement fire doors and installation of 2no smoke vents to roof
Waterloo Mansions Waterloo Crescent Dover CT17 9BW

Comment: Object. Design & access statement has been cut & pasted from a previous planning application, number DOV 22.01132, totally irrelevant to this application.

Councillor Precious took to chair for this application

Application No: 22.01666

Proposal: Erection of 3 dwellinghouses with associated access, landscaping and parking (outbuildings demolished)

Ashen Tree House Ashen Tree Lane Dover Kent CT16 1QL

Comment: Support

Councillor Rix re-took the chair

Application No: 22.01698

Proposal: Erection of two storey side and front extension with a gable roof, solar panels and enlarged front porch

8 The Lincses Dover Kent CT16 2BN

Comment: Support

Application No: 22.01705

Proposal: Erection of a building comprising 2 flats (existing demolished) | 59
Crabble Hill Dover CT17 0RX

Comment: Object. Over development of a back garden and loss of amenity space

Application No:

Proposal: Demolition notice for 14 and 16 Primrose Road, Dover, Kent, CT17 0JA
Demolition of no 14 and 16 Primrose Road for the development of 4 new houses

Comment: Noted

187. HOUSING NEEDS SURVEY

Committee Noted that Dover District Council will be undertaking a housing needs survey for the district.

The survey aims to determine:

- If the housing needs of the residents of the district are already being met;

Chair



- If there is a need for new affordable homes over the next few years, and if so, the number required to meet the need of communities;
- Who is in need and what type of accommodation they require.

The survey will be open from 10 January 2023 to 7 March 2023.

Residents will be able to complete the survey online via a dedicated webpage www.dover.gov.uk/housing-needs-survey

188. **DATE OF NEXT MEETING**

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

The meeting closed at 7.06 pm.

Councillor N Rix
CHAIR

Chair
