



DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Council Offices, Maison Dieu House, Biggin Street, Dover, on Monday, 22nd April 2024 at 6 p.m.

PRESENT

Councillor Bird	Councillor Kember
Councillor Bradley	Councillor Lamoon
Councillor Calder	Councillor Shread
Councillor Collins	Councillor Verril
Councillor Defriend	

Mr G. Margery - The Dover Society

251. APOLOGIES FOR ABSENCE

Apologies received from Councillor Bedi, Cowan & Sawbridge due to personal commitments and Councillor Collor due to ill health

252. DECLARATIONS OF INTEREST

Councillor Verrill made a VAOI on agenda item 6 as one of the planning applications is outside of their home.

253. MINUTES

The Committee noted the Approved Minutes of the meeting of the Planning Committee held on the 25th March 2024 resolved in Minute No. 245 at the Extraordinary Town Council Meeting held 17th April 2024.

254. COMMITTEE BUDGET

The Committee noted the budget out-turn against the Committee's 2024/25 budget.

255. DETERMINED PLANNING CONSENTS

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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>
23/01378	29A And 29C, London Road, Dover, Kent, CT17 0SS	Granted	Support
24/00128	18 High Street, Dover, CT16 1DR	Granted	Support
24/00029	36 Cherry Tree, Avenue, Dover, CT16 2NL	Granted	Support

256. 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>	24/00181
<u>Proposal:</u>	Full application for the erection of an up to four storeys in height building for uses including education, offices, studio, gallery and cafe (Use Classes E(g)(i), E(b) and F1) The Beacon Project Bench Street Dover Kent
<u>Comment:</u>	Object. Dover Town Council wants to emphasise its support for the project. However, there are strong concerns regarding the proposed design of the building. While we understand the desire for a modern aesthetic, the current design does not harmonise with the architectural style of neighbouring buildings along and around Bench Street. This disparity would result in the proposed building appearing incongruous within its surroundings. To ensure coherence and preserve the visual integrity of the area, we urge the council to consider revising the design to better complement the existing architectural context.
<u>Application No:</u>	24/00229
<u>Proposal:</u>	Replacement windows and external render Dover College Duckworth House Effingham Crescent Dover CT17 9RH
<u>Comment:</u>	Support
<u>Application No:</u>	24/00260
<u>Proposal:</u>	Change of use of ground floor to provide 60 parking spaces Unit 1 And 2 Channel View Road Dover CT17 9TP
<u>Comment:</u>	Support
<u>Application No:</u>	24/00293
<u>Proposal:</u>	Erection of a drive thru restaurant, car parking, car charging bays, substation, landscaping and associated works, including Customer Order Displays (COD) and a height restrictor Land At The Corner Of Townwall Street And Woolcomber Street Dover CT16 1QF
<u>Comment:</u>	Object. Our primary concern is the implication for the traffic having this on the A20 which already contends with a significant volume of

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vehicles and regular disruptions as traffic exits/enters onto the A20, this will cause further interruptions to the flow of local & port traffic, adversely impacting the town's overall traffic flow. We believe that the proposed development will block local traffic & holdup the drive-thru. The existing drive-thru at the Whitfield roundabout serves as a pertinent example, where queuing traffic blocks the trunk road, impeding the passage of other vehicles. We believe this will cause similar congestion on Townwall Street and adjacent local roads, given their higher traffic volumes and our past encounters with traffic disruptions during TAP and other port issues, even without this new establishment, we foresee heightened chaos. Furthermore, we are concerned regarding the visual impact on neighbouring properties, including Dover Castle, the White Cliffs & several listed buildings. There's a genuine risk of light, noise and rubbish pollution, exacerbating the incongruity of the buildings. While trees may aid in screening, they won't entirely mitigate the problem.

- Application No: 24/00305
Proposal: Change of use to Cafe (Class E (b)) with new front entrance door
The Citadel Citadel Road Dover CT17 9DP
Comment: Support
- Application No: 24/00325
Proposal: Erection of partitions to form ensembles.
20 Castle Street Dover CT16 1PW
Comment: Object. While the council acknowledges the quality of the application and the evident effort invested in its preparation, we still object due to concerns regarding the overwhelming number of HMOs within the Town of Dover with over 60 compared to only 6 in other towns within the District. Castle street is a historic central part of the town with fine views to the castle & the range of development in the area must be carefully considered for negative impact on local amenity.
- Application No: 24/00327
Proposal: Change of use from commercial to HMO, with 9-person occupancy
20 Castle Street Dover CT16 1PW
Comment: Support change of use to residential
- Application No: 24/00362
Proposal: Erection of single storey side extension (side porch demolished)
12 Reading Road Dover CT17 9NA
Comment: Support
- Application No: 24/00369
Proposal: Rolling consent to remove epicormic growth from base to approximately 8.5 metres above ground level and re-pollard back to previous pollard points of one Lime the subject of Tree Preservation Order No 2 of 2016, to be undertaken once every three years for a total period of 12 years.
Charles Lister Court Lister Close Dover CT17 0TP
Comment: Neutral. There is no arboriculturally report with this application
- Application No: 24/00401

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Proposal: Proposed use of building for residential care for 11 people (Use Class C2)
Castle Mount Lodge Taswell Street Dover CT16 1SG

Comment: Support

257. LATE PLANNING APPLICATIONS

Application No: 24/00422

Proposal: Erection of a rear extension and alterations to first floor balcony/windows
Villette Connaught Road Dover CT16 1HF

Comment Support

Application No: 24/00433

Proposal: Removal of existing external signage and 2no. ATMs and infill with stonework to match the existing elevation |
25 Market Square Dover CT16 1NG

Comment Support

258. LICENSING

The Committee noted that there were Licencing applications

259. DATE OF NEXT MEETING

The next meeting will be held on 24th June 2024 at 6 p.m.

The meeting closed at 6.55 p.m.

Councillor A Calder
CHAIR

Chair