



Town Council Offices
Maison Dieu House
Biggin Street
Dover
CT16 1DW

DATE OF ISSUE:
18th April 2024

DOVER TOWN COUNCIL

Dear Councillor,

NOTICE IS HEREBY GIVEN THAT a meeting of the PLANNING COMMITTEE will be held at the Town Council Offices on Monday, 22nd April at 6 p.m. when the business shown on the agenda below will be transacted.

Any member of the public who requires further information or has any special requirements in respect of this meeting, please contact the Town Clerk on 01304 242 625.

Allison Burton
TOWN CLERK

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

(Prior to a meeting, Councillors' apologies with a reason for absence from that meeting should be submitted to the clerk.)

2. DECLARATIONS OF INTEREST

To receive any declarations of disclosable pecuniary and/or other interests as required by law.

(Guidance for Councillors concerning disclosable pecuniary and/or other interests is attached for your information on.)

3. MINUTES

To note 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. (Copy attached).

4. COMMITTEE BUDGET

To note the budget out-turn against the Committee's 2024/25 budget (page 7).

5. DETERMINED PLANNING CONSENTS

To note 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

6. APPLICATIONS FOR PLANNING CONSENT

To consider the following applications for planning consent:

<u>Application No:</u>	<u>Proposal</u>
24/00181	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
24/00229	Replacement windows and external render Dover College Duckworth House Effingham Crescent Dover CT17 9RH
24/00260	Change of use of ground floor to provide 60 parking spaces Unit 1 And 2 Channel View Road Dover CT17 9TP
24/00293	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
24/00305	Change of use to Cafe (Class E (b)) with new front entrance door The Citadel Citadel Road Dover CT17 9DP
24/00325	Erection of partitions to form enSuites. 20 Castle Street Dover CT16 1PW
24/00327	Change of use from commercial to HMO, with 9-person occupancy 20 Castle Street Dover CT16 1PW
24/00362	Erection of single storey side extension (side porch demolished) 12 Reading Road Dover CT17 9NA
24/00369	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

24/00401

Proposed use of building for residential care for 11 people (Use Class C2)

Castle Mount Lodge Taswell Street Dover CT16 1SG

7. **LATE PLANNING APPLICATIONS**

To view any planning applications received since the preparation of the agenda.

8. **LICENSING**

To note there are no Licence applications

9. **DATE OF NEXT MEETING**

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

NOTE: A COPY OF THIS DOCUMENT IN LARGER TYPE MAY BE OBTAINED ON REQUEST FROM THE COUNCIL OFFICES, MAISON DIEU HOUSE, BIGGIN STREET, DOVER.

COPIES OF THE DOCUMENTS MENTIONED IN THIS AGENDA ARE AVAILABLE FOR INSPECTION FROM THE TOWN COUNCIL OFFICES, MONDAY TO FRIDAY, 9.30AM - 4.30PM. COPIES MAY BE REQUESTED GIVING 1 WORKING DAY'S NOTICE AND WILL BE CHARGED AT 10P PER COPY.

DECLARATIONS OF INTEREST

Disclosable Pecuniary Interest (DPI)

Where a Member has a new or registered DPI in a matter under consideration, they must disclose that they have an interest and, unless the Monitoring Officer has agreed in advance that the DPI is a 'Sensitive Interest' explain the nature of that interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a DPI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation permitting them to do so. If during the consideration of any item a Member becomes aware that they have a DPI in the matter they should declare the interest immediately and subject to any dispensations, withdraw from the meeting. Members should remember that a finding of a breach of the law with regard to DPI's carries a fine of up to £5,000 and a criminal record.

Other Significant Interest (OSI)

Where a Member is declaring an OSI they must also disclose the interest and explain the nature of the interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a OSI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation to do so or the meeting is one at which members of the public are permitted to speak for the purpose of making representations, answering questions or giving evidence relating to the matter. In the latter case, the Member may only participate on the same basis as a member of the public and cannot participate in any discussion of, or vote taken on, the matter and must withdraw from the meeting in accordance with the Council's procedure rules.

Voluntary Announcement of Other Interests (VAOI)

Where a Member does not have either a DPI or OSI but is of the opinion that for transparency reasons alone they should make an announcement in respect of a matter under consideration, they can make a VAOI. A Member declaring a VAOI may still remain at the meeting and vote on the matter under consideration.

Notes:

Situations in which a Member may wish to make a VAOI include membership of outside bodies that have made representatives on agenda items; where a Member knows a person involved, but does not have a close association with that person; or where an item would affect the well-being of a Member, relative, close associate, employer, etc. but not his/her financial position. It should be emphasised that an effect on the financial position of a Member, relative, close associate, employer, etc OR an application made by a Member, relative, close associate, employer etc would both probably constitute either an OSI or in some cases a DPI.



DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Council Offices, Maison Dieu House, Biggin Street, Dover, on Monday, 25th March 2024 at 6 p.m.

PRESENT

Councillor Bedi	Councillor Collor
Councillor Bradley	Councillor Lamoon
Councillor Calder	Councillor Sawbridge
Councillor Cowan	Councillor Verril
Councillor Collins	

Mr G. Margery – The Dover Society

225. APOLOGIES FOR ABSENCE

Apologies received from Councillors Bird, Defriend, Kember & Shread due to personal Commitments

226. DECLARATIONS OF INTEREST

Councillor Collor made a VAOI on agenda item 6 as one of the planning applications is opposite his home.

227. MINUTES

The Committee considered the minutes of the meeting of the Planning Committee held on 26th February 2024.

RESOLVED: That the minutes of the meeting of the Planning Committee held on 26th February 2024 be signed by the Chair.

228. COMMITTEE BUDGET

The Committee noted the final out-turn against the Committee's 2023/24 budget.

Chair

229. 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>
23/01270	130 Markland, Road, Dover, CT17 9NJ	Granted	Support
23/01005	50 Elms Vale, Road, Dover, CT17 9NY	Granted	Support
24/00001	21 Castle Street, Dover, CT16 1PT	Granted	Support
23/01174	The 4 Acres, Elms Vale Road, Hougham, CT15 7AW	Refused	Object
24/00033	31 Biggin Street, Dover, CT16 1BU	Granted	Support
23/00995	Land To The Rear, Of 439 Folkestone, Road Dover, CT17 9JX	Granted	Support

230. 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>	22/01380
<u>Proposal:</u>	Variation of Condition 2 (approved plans) of Listed Building Consent DOV/19/01365 (Internal & external alterations to facilitate the change of use to 18 residential units (6 maisonettes, 7 flats, 3 townhouses and 2 cottages (conversion of existing outbuildings), including removal of external fire escape stair, balconies & canopy. Internal demolition of modern partitions, erection of new internal partitions to facilitate subdivision, vertical sub-division to facilitate 3 townhouse and 6 maisonettes, insertion of new staircases, 2no. entrance doors, dropping of 1no. window cil to create door to provide access to roof terrace. Replace 3no door openings with windows to South West elevation. Replace window with door & door with window on South East elevation) (S73) to allow internal alterations, including alterations to the layout and configuration of proposed maisonettes and flats to facilitate change of use to 17 residential units (5 maisonettes, 7 flats, 3 town houses, 2 cottages) and 1 building management unit (conversion of existing buildings), retention of external fire escape and relocation of refuse and cycle store (amended details) 7-8 Eastbrook Place St Marys Residential Home Maison Dieu Road Dover CT16 1RP
<u>Comment:</u>	Support
<u>Application No:</u>	22/01381

Chair

- Proposal: Variation of Condition 2 (approved plans) of planning permission DOV/19/01364 (Change of use of St Marys Residential home from care home (C2) to residential (C3) to create 18 residential units, (6 maisonettes, 7 flats, 3 town houses, and 2 cottages (conversion of existing buildings) and for the erection of 2 cottages at rear (total 20 units), landscaping, re-provision of parking and turning area, external alterations and other associated works) (S73) to allow reduction in number of residential units, alterations to internal layout and configuration of flats and maisonettes to create 17 residential units (5 maisonettes, 7 flats, 3 town houses, 2 cottages) and 1 building management unit (conversion of existing buildings), retention of external fire escape, omission of erection of 2 cottages at rear, relocation of refuse and cycle storage and discharge of condition 19 (sound insulation) (amended details)
7-8 Eastbrook Place St Marys Residential Home Maison Dieu Road
Dover CT16 1RP
- Comment: Support
- Application No: 24/00098
- Proposal: Installation of shop front, alterations to rear elevation roof and fenestration
9 Sheridan Road Dover CT16 2BZ
- Comment: Support
- Application No: 24/00100
- Proposal: Installation of shop front, alterations to rear elevation roof and fenestration
13 Sheridan Road Dover Kent CT16 2BZ
- Comment: Support
- Application No: 24/00113
- Proposal: Replacement timber entrance door with composite door
Lower Maisonette 315 London Road Dover CT17 0SY
- Comment: Object. The property is Grade II listed building. Historic England's guidance states that doors should be kept wherever possible. The front door was purpose-made for the front of the home and is usually the most important feature on the most visible side of the house. Otherwise like for like replacement is preferred to composite as a material
- Application No: 24/00114
- Proposal: Replacement timber entrance door with composite door
Lower Maisonette 315 London Road Dover CT17 0SY
- Comment: Object. The property is Grade II listed building. Historic England's guidance states that doors should be kept wherever possible. The front door was purpose-made for the front of the home and is usually the most important feature on the most visible side of the house. Otherwise like for like replacement is preferred to composite as a material
- Application No: 24/00147
- Proposal: Erection of a building to incorporate 2 x 1bed flats with off-street parking
Maritime House, Car Park Hertz Uk Ltd Snargate Street Dover CT17 9BZ
- Comment: Support

Chair

Application No: 24/00205
Proposal: Change of use to bar and music venue
 143 Snargate Street Dover CT17 9BZ
Comment: Object- Insufficient information to judge the impact of such a change of use to the upstairs & surrounding residential properties.

Application No: 24/00261
Proposal: Erection of a single-storey rear extension
 1 Westbury House, Flat 7 Westbury Road Dover CT17 9QH
Comment: Support

Application No: 24/00287
Proposal: Install 5no gas pipes & meter boxes to external front elevation and side basement courtyard
 13 Victoria Park Dover CT16 1QS
Comment: Support

231. LATE PLANNING APPLICATIONS

Application No: 24/00181
Proposal: 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
Comment: The Clerk write to the planning authority and ask for an extension until after the next meeting of 22nd April as not enough time to consider 55 documents in the important application

Application No: KCC/DO/0025/2024
Proposal: Installation of electric bus charging infrastructure, including a new sub-station, LV feeder pillar, 2m high timber fence and the ECO Link 500W EV pantograph charger at Dover Priory Railway Station, Station Approach Road, Dover, Kent CT17 9SB
Comment: Support

232. LICENSING

The Committee noted that there were Licencing applications

233. DATE OF NEXT MEETING

The next meeting will be held on 22nd April 2024 at 6 p.m.

The meeting closed at 6.48 p.m.

Councillor A Calder
 CHAIR

Chair

Detailed Income & Expenditure by Budget Heading 18/04/2024

Month No: 1

Committee Report

	Actual Year To Date	Current Annual	Variance Annual	Committed Expenditure	Funds Available	% Spent
Planning						
201 Planning						
4201 Planning	0	500	500		500	0.0%
Planning :- Indirect Expenditure	<u>0</u>	<u>500</u>	<u>500</u>	<u>0</u>	<u>500</u>	<u>0.0%</u>
Net Expenditure	<u>0</u>	<u>(500)</u>	<u>(500)</u>			
Planning :- Income	0	0	0			0.0%
Expenditure	0	500	500	0	500	0.0%
Movement to/(from) Gen Reserve	<u>0</u>					
Grand Totals:- Income	0	0	0			0.0%
Expenditure	0	500	500	0	500	0.0%
Net Income over Expenditure	<u>0</u>	<u>(500)</u>	<u>(500)</u>			
Movement to/(from) Gen Reserve	<u>0</u>					