



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

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| 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.

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| Chair |
| <i>Jye.</i> |

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:

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| <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 |

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| Chair |
| <i>dfe.</i> |

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

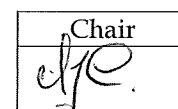
Proposal: Replacement timber entrance door with composite door
Lower Maisonette 315 London Road Dover CT17 0SY

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



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

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| Chair |
| <i>A.C.</i> |