



DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Council Offices, Maison Dieu House, Biggin Street, Dover, on Monday, 27th January 2025 at 6 p.m.

PRESENT

Councillor Calder (Chair)
 Councillor Collor
 Councillor Collins
 Councillor Kember
 Councillor Lamoon
 Councillor Sawbridge
 Councillor Verrill

Graham Margery Dover Society

202. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Biggs, Bird & Dawes due to personal commitments.

203. DECLARATIONS OF INTEREST

Councillors present made no declarations of disclosable pecuniary and/or other interests as required by law.

204. MINUTES

Committee noted the Approved Minutes of the meeting of the Planning Committee held on the 25th November 2024 resolved in Minute No. 191 at the Town Council Meeting held 15th January 2025.

205. COMMITTEE BUDGET

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

206. DETERMINED PLANNING CONSENTS

The Committee noted the decisions of Dover District Council on the following planning applications:

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<u>Application No:</u>	<u>Address</u>	<u>Decision</u>	<u>Town Council Decision</u>
24/01246	Dover Discovery Centre Market Square Dover Kent CT16 1PH	Granted	Support
24/00848	20 Castle Street Dover CT16 1PW	Granted	Support
24/00894	Greenacres Roman Road Dover CT16 2QG	Granted	Support
24/01158	30 Elm Park Gardens Dover CT17 9NQ	Granted	Support
24/01163	173 - 177 Snargate Street Dover CT17 9BZ	Refused	Object

207. APPLICATIONS FOR PLANNING CONSENT

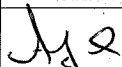
The Committee considered applications for planning consent passed to the Town Council for consultation purposes.

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

Application No: 24/00668
Proposal: Change of use from A1 to C3 (Pizza shop to studio flat)
 22 High Street Dover CT16 1DR
Comment: Neutral. While we acknowledge that the Council has no objection in principle to the change of use, we do have some concerns regarding the application, particularly given the location of the site within a designated conservation area. The submitted heritage statement appears to only include a block plan, there is no clear mention of how the applicant intends to carry out the conversion in a way that respects and preserves the character and appearance of the conservation area. We believe that more detailed information regarding the proposed works, including how they will maintain or enhance the heritage value of the building and its surroundings, would be beneficial.

Application No: 24/01161
Proposal: Outline application for the erection of a block of 50 self-contained flats, vehicle access and parking (with landscaping reserved)
 Land Adjoining 1 Malvern Road Dover CT17 9RF
Comment: Object. National Planning Policy Framework (NPPF) – Paragraph 130 sets out that developments should achieve a high standard of amenity for existing and future users. This includes ensuring that there is adequate natural light, appropriate space for residents, and consideration of their overall well-being. There are concerns about cramped room sizes, lack of natural light, and no outdoor space for residents contravene this policy. Paragraph 105 advises that developments should provide sufficient parking to meet the needs of residents and prevent on-street parking problems. With only 10

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- parking spaces proposed for 50 flats, this development will fail to meet this requirement, leading to parking overspill and congestion, which is a concern in the context of this application. The application also contravenes DDC local plan, Policy numbers DM1, H2 & DM3.
- Application No: 24/01205
Proposal: Erection of two-storey rear, single storey side and rear extension, 2 rooflights to front roof slope, rear dormer window, garage conversion to habitable space, and associated external alterations
 163 - 165 Clarendon Place Dover CT17 9QF
- Comment: Support
Application No: 24/01215
Proposal: Erection of a two-storey side extension with associated external alterations (proposed plans now published)
 95 St Davids Avenue Dover CT17 9HN
- Comment: Support
Application No: 24/01264
Proposal: Change of use to taxi booking office (Sui Generis)
 9 Church Street Dover CT16 1LY
- Comment: Support
Application No: 24/01291
Proposal: Display of 2 non-illuminated fascia signs
 9 Church Street Dover CT16 1LY
- Comment: Support
- Application No: 24/01319
Proposal: Change of use and conversion to a clubhouse for the Royal Cinque Ports Yacht Club, erection of single storey side/rear extensions with glazed link, balcony, storm porch, solar panels to roof and associated alterations
 The Clock Tower Union Street Dover CT17 9FJ
- Comment: Object not in keeping with the built environment we would like to see the applicant seek a revised proposal that takes greater account of the heritage significance of this Grade II listed building that better respects the architectural style

208. LATE PLANNING APPLICATIONS

- Application No: 25/00071
Proposal: Display of 2 internally illuminated fascia signs, 1 non-illuminated fascia signs, 3 internally illuminated booth lettering signs and 1 internally illuminated digital booth screen
 Land At the Corner of Town wall Street And Wool comber Street
 Dover
- Comment: Object. Not in keeping with the historic setting giving its immediate vicinity to a scheduled monument

209. CONSULTATIONS

Committee noted and asked to respond to transport for the southeast public consultation to give us their views on their proposals.

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the consultation survey, is open until 7th March 2025 <https://tfse.engage-360.co.uk/>

Committee noted DDC has launched a new Parking Strategy for the area,

210. LICENSING

The Committee noted that there were no Licence applications

211. DATE OF NEXT MEETING

The Committee noted that the next Planning Committee meeting will be held on Monday 24th February 2025 at 6 p.m.

The meeting closed at 6.48p.m.

Councillor A Calder
CHAIR

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