



## DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Council Offices, Maison Dieu House, Biggin Street, Dover, on Monday, 4<sup>th</sup> November 2024 at 6 p.m.

### PRESENT

Councillor Calder (Chair)  
 Councillor Collins  
 Councillor Kember  
 Councillor Lamoon  
 Councillor Sawbridge  
 Councillor Shread  
 Councillor Verril

Mr G. Margery – The Dover Society

### 132. APOLOGIES FOR ABSENCE

Apologies received from Councillors Biggs Collor & Cowan due to personal commitments & Councillor Bird due to ill health & resignation from the planning committee Councillors Wanstall & Mrs Wanstall

### 133. DECLARATIONS OF INTEREST

Councillor Kember declared an interest in agenda item 6 planning applications 24/01026 as she is related to the architect whom submitted the plans.

### 134. MINUTES

The Committee considered the minutes of the meeting of the Planning Committee held on 7<sup>th</sup> October 2024.

**RESOLVED:** That the minutes of the meeting of the Planning Committee held on 7<sup>th</sup> October 2024 be signed by the Chair.

Chair
<i>Aye</i>

### 135. COMMITTEE BUDGET

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

The Committee noted the 2025/26 budget process is underway. Members wishing to make representations should contact the Chair of the Committee. The Town Council budget will be resolved at the Full Town Council meeting on Wednesday 15th January 2025

### 136. DETERMINED PLANNING CONSENTS

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

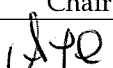
<u>Application No:</u>	<u>Address</u>	<u>Decision</u>	<u>Town Council Decision</u>
24/00903	50 St Radigunds Road, Dover, CT17 0LE	Granted	Support
24/00649	196-197 London Road, Dover, CT17 0TF	Granted	Support
24/00669	Limekiln Street CT17 9EF	Refused	Object

### 137. 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>	24/00663
<u>Proposal:</u>	Application for permission in principle for the erection of 2 dwellings Land North of Vale View Road Dover CT17 9NP
<u>Comment:</u>	Support
<u>Application No:</u>	24/00922
<u>Proposal:</u>	Replacement windows and doors 317 London Road Dover CT17 0SY
<u>Comment:</u>	Object. The conservation area's value is largely derived from its historic and architectural features, including original windows and doors that maintain the area's traditional aesthetic The property is a listed building. Historic England's guidance states

Chair 
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that doors & windows 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 & double glazing as a material

Application

24/01026

No:

Proposal:

Erection of 2 storey rear extension and single storey front porch extension. Installation of drop kerb to facilitate off-street parking  
82 Durban Crescent Dover Kent CT16 2JJ

Comment:

Support

Application

24/01066

No:

Proposal:

Erection of an outbuilding (retrospective)  
38 Mount Road Dover CT17 9LF

Comment:

Support

Application

24/01072

No:

Proposal:

Erection of two storey office building (existing building/covered area demolished)

Old Harbour Station Elizabeth Street Dover CT17 9FE

Comment:

Support

Application

24/01075

No:

Proposal:

Alteration and conversion of a storage building and covered area to form a new two storey office building with the installation of new windows, door and part roof to form front elevation.

Old Harbour Station Elizabeth Street Dover CT17 9FE

Comment:

Support

Application

24/01076

No:

Proposal:

Removal of paint and levelling compound to steps/treads to the clock tower and Ladywell staircases.

Dover Town Hall High Street Dover CT16 1DL

Comment:

Support

Application

24/01086

No:

Proposal:

Change of use to HMO for up to 8 people (Sui Generis)  
13 Castle Hill Road Dover CT16 1QW

Comment:

Object. Town Council object to the concentration of HMOs within Dover Town, rather than spread evenly across the district. This leads to an intensified impact on local resources, infrastructure, and community cohesion in an already economically & socially challenged town. The prevalence of HMOs in a single area can lead to various issues:

With an increasing number of HMOs, local services such as waste management, parking, and public amenities may struggle to meet

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the higher demands placed upon them.

The concentration of HMOs often brings a temporary population to areas traditionally populated by long-term residents, potentially affecting the overall stability and sense of community. Intensified residential densities associated with HMOs can lead to noise disturbances, reduced green space availability, and strain on public services, which can impact the quality of life for everyone.

Application

24/01087

No:

Proposal:

Remove 2no internal doors, erection of partitions to form ensuites, replacement stairs between 2nd and third floor.  
13 Castle Hill Road Dover CT16 1QW

Comment:

Object.

Application

24/01096

No:

Proposal:

Erection of garage to front garden and installation of drop kerb to facilitate vehicular access, reduction of ground levels and construction of retaining wall to rear garden  
15 Hardwicke Road Dover Kent CT17 9QL

Comment:

Support. Subject to at permeable surface used for the driveway & hardstanding

Application

24/01098

No:

Proposal:

Erection of a telephone kiosk  
Telephone Box Outside National Westminster Bank Market Square Dover CT16 1NG

Comment:

Object. Given the widespread use of mobile phones, the functional necessity of a telephone kiosk is limited. A needs analysis was undertaken for the Market square development which showed the need for a reduction in public telephones and surplus kiosks were removed at that time & this application is a retrospective steeples adding to more clutter in the public realm

Application

24/01099

No:

Proposal:

Display of internally illuminated digital display integrated within telephone kiosk  
Telephone Box Outside National Westminster Bank Market Square Dover CT16 1NG

Comment:

Object. Given the widespread use of mobile phones, the functional necessity of a telephone kiosk is limited. A needs analysis was undertaken for the Market square development which showed the need for a reduction in public telephones and surplus kiosks were removed at that time & this application is a retrospective steeples adding to more clutter in the public realm

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138. LATE PLANNING APPLICATIONS

<u>Application No:</u>	24/00986
<u>Proposal:</u>	Change of use of land to residential garden, raised platform and erection of an outbuilding for use as dog kennels (retrospective) Land Rear 3 Newbury Close Dover CT17 9NE
<u>Comment</u>	Object. While the application states that the kennels are for domestic use, it is notable that the applicant is listed as a registered Doberman breeder on the website Champdogs.co.uk. This designation suggests that the outbuilding and kennels may be used for commercial breeding purposes, which is a business operation rather than a domestic use. Commercial activities in a residential area are typically subject to different planning legislation and should be appropriately evaluated under regulations governing business operations, including additional considerations for noise, waste, and impact on neighbouring properties. The application involves land beyond the immediate garden area, in a wooded area separate from the main residential plot. This raises questions about the intended use of the outbuilding, as it is unclear why such a structure, if truly intended for domestic purposes, would need to be located in a wooded area instead of the established garden. The use of this distant location could signal an intent to operate away from the residential property, further supporting concerns of a commercial purpose incompatible with the residential character of Newbury Close. It is our understanding that there may be deed restrictions related to this wooded area that specifically prohibit construction or development. Allowing this retrospective application could set a problematic precedent for disregarding legally binding covenants on this land.
<u>Application No:</u>	24/01082
<u>Proposal:</u>	Display of one externally illuminated fascia sign The Diamond Heathfield Avenue Dover CT16 2PD
<u>Comment:</u>	Support
<u>Application No:</u>	24/01134
<u>Proposal:</u>	Change of use and conversion to 3 flats, plus 1 dwelling to include insertion of 7 roof lights, 1 roof lantern and alterations to doors/windows (2 single storey side extensions to be demolished, 1 dwelling to be retained) 140 Buckland Avenue Dover CT16 2NN
<u>Comment:</u>	Object. No outdoor amenity space provided. It has no views, low ceilings & eaves causing lowered head heights. Too intensive a development of the building
<u>Application</u>	24/01138

Chair

Aye

<u>No:</u>	Display of 3 internally illuminated digital advertising screens
<u>Proposal:</u>	Maybrook House Queens Gardens Dover CT17 9AH
<u>Comment:</u>	Object. The proposed screens are adjacent to a conservation area and immediately next to the scheduled monument (RPH), both of which represent significant heritage value and character within the Dover community. The presence of large, illuminated digital displays would impede views of the castle from residential areas which are characteristic & much valued amenity in the town and will compromise the visual integrity of this historic setting. These conservation-sensitive locations are not suitable for such modern, commercial displays, as they create visual clutter and disrupt the intended appearance of these heritage sites. Such impediments are likely to reduce the visual appeal for residents and tourists alike, potentially diminishing the overall experience of these historically significant locations. The instillation is particularly concerning, as the character of the surrounding landscape should be preserved and protected for the benefit of both the community and future generations. This location is situated near roads where drivers could be easily distracted by brightly lit, changing advertisements, posing a safety hazard. Road safety studies often cite illuminated signage as a contributing factor to driver inattention, and this location should be carefully evaluated for potential risks. The addition of these screens could increase the likelihood of accidents and reduce the safety of both drivers and pedestrians.

139. LICENSING

The Committee noted that there were no Licencing applications

140. DATE OF NEXT MEETING

The next meeting will be held on 25th November 2024 at 6 p.m.

The meeting closed at 7.07p.m.

Councillor A Calder  
CHAIR

Chair
Aye