



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

DATE OF ISSUE:
18th June 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, 24th June 2024 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 Allison Burton, Town Clerk, on 01304 242625.

Allison Burton
TOWN CLERK

The Press and Public are welcome to attend.

AGENDA

1. APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN

To appoint a Chairman and Vice-Chairman of the Committee for the 2024/25 Municipal Year.

2. APOLOGIES FOR ABSENCE

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

3. DECLARATIONS OF INTEREST

To receive any declarations of disclosable pecuniary and/or other interests as required by law. (Copy attached page 1)

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

4. MINUTES

To note the approved minutes of the meeting of the Planning Committee held on 22nd April 2024 as resolved in Minute No. 10b at the Town Council Meeting held 29th May 2024 (copy attached pages 3-7).

5. COMMITTEE BUDGET

To consider the latest out-turn against the Committee's 2024/25 budget (copy attached page 9).

6. 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> |
|------------------------|---|-----------------|------------------------------|
| 24/00205 | 143 Snargate, Street, Dover, CT17 9BZ | Refused | Object |
| 23/01171 | 1 Lascelles Road, Dover, CT17 9JE | Granted | Support |
| 24/00427 | 8 London Road, Dover, CT17 0ST | Granted | Support |
| 24/00362 | 12 Reading Road, Dover, CT17 9NA | Granted | Support |
| 24/00422 | Villette, Connaught Road, Dover, CT16 1HF | Granted | Support |

8. APPLICATIONS FOR PLANNING CONSENT

To consider the following applications for planning consent: -

| <u>Application No:</u> | <u>Proposal</u> |
|------------------------|--|
| 24/00107 | Erection of raised decking and lean-to at rear (retrospective) 1 Anselm Road Dover CT17 0DF |
| 24/00382 | Erection of a double garage (existing garage and carport to be demolished) |
| 24/00567 | Alpine 6 Farthingloe Cottages Folkestone Road Dover CT15 7AA Change of use from retail/ maisonette to dwellinghouse with erection of front and side dormer windows, front porch extension and rear conservatory extension. Erection of 1.5m wall and metal railings. Installation of additional windows and rooflights. Insertion of French doors and balcony to rear |
| 24/00574 | 122 London Road Dover Kent CT17 0TG Display of a non-illuminated fascia sign |
| 24/00590 | The Old Visitors Centre the Citadel Citadel Road Dover CT17 9DP Erection of two floors on top of existing offices to form two apartments, erection of fencing and off-street parking (custom build) |
| 24/00621 | The Yard 2 Poulton Close Dover CT17 0HL Variation of condition 2 (approved plans) of planning permission 22/00917 for "the erection of an attached dwelling" to allow for the enlargement of the approved dwelling 66 Noahs Ark Road Dover CT17 0NL |

9. LATE PLANNING APPLICATIONS & ANY OTHER ITEMS

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

10. CONSULTATION

To consider the following consultations

- Dour Street Conservation Area DDC are seeking view on making an article 4(1) on Dour street removing some permitted development rights for certain forms of development <https://www.dover.gov.uk/Planning/Conservation/Dour-Street-Dover-Article-4-Direction.pdf> (Direction attached)

12. DATE OF NEXT MEETING

The next meeting will be held on the 29th July 2024.

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, 9AM - 5PM. 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, 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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| Chair |
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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:

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|------------------------|---|
| <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

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

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| Chair |
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Detailed Income & Expenditure by Budget Heading 18/06/2024

Month No: 3

Committee Report

| | Actual Year To Date | Current Annual | Variance Annual | Committed Expenditure | Funds Available | % Spent | Transfer to/from EMR |
|---------------------------------------|------------------------|-------------------|--------------------|--------------------------|--------------------|-------------|-------------------------|
| Planning | | | | | | | |
| <u>201 Planning</u> | | | | | | | |
| 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> | <u>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> | | | | | | |

