



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 December 2025 at 6 p.m.

PRESENT

Councillor Calder
Councillor Lamoon
Councillor Shread
Councillor Odell
Councillor Verrill (Chair)

151. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Bird, Collins, Cowan, Dawes, Kember, Councillors Mr Wanstall & Mrs Wanstall due to personal commitments

152. DECLARATIONS OF INTEREST

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

153. MINUTES

Committee noted the approved the Minutes of the meeting of the Planning Committee held on the 10th of November 2025 minute number 150 at the Town Council Meeting held 8th December 2025

154. DETERMINED PLANNING CONSENTS

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

25/00958	6 Ladywell, Dover, Kent, CT16 1DQ	Granted	Support
25/01082	72 - 74 Biggin, Street, Dover, CT16 1BB	Refused	Object
25/01048	14 Minerva, Avenue, Dover, CT16 2PF	Granted	Support
25/01042	23 - 25, Worthington Street, Dover, CT17 9AG	Granted	Support

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25/01064 Christchurch Court, Folkestone Road, Dover. Granted Support
CT17 9RZ

155. APPLICATIONS FOR PLANNING CONSENT

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

RESOLVED: That the following views be made to the Dover District Council in relation to the applications now considered:

- Application No: 25/01214
Proposal: Change of use of from dwellinghouse to a HMO for up to 10 persons Stepping Down 248 Folkestone Road Dover Kent CT17 9JP
Comment: Support
- Application No: 25/00467
Proposal: Change of use and conversion to 6 self-contained apartments 33 And 35 Castle Street Dover CT16 1PT
Comment: Object. The Council considers that, in the absence of detailed and agreed mitigation measures accepted by the Environment Agency, we cannot reasonably conclude that the proposed development would be safe, sustainable, or policy compliant.
- Application No: 25/01055
Proposal: Permanent use as a car park Broadlees Car Park Upper Road Guston CT16 1HW
Comment: Support
- Application No: 25/01059
Proposal: Widening of existing vehicular access and extension to existing off-street parking. 89 Eaves Road Dover CT17 9LU
Comment: Support
- Application No: 25/01212
Proposal: Change of use land for outdoor seating area and the erection of a building for food outlet (Sui Generis) (retrospective) Land On Southern Corner of Flying Horse Lane and King Street Dover CT16 1NR
Comment: Support
- Application No: 25/01224
Proposal: Erection of a 5-storey hotel, covered walkway and associated parking and landscaping Site 1C The Electric Hotel Marina Curve Dover CT17 9FQ
Comment: Support
- Application No: 25/01225
Proposal: Variation of Condition 2 (approved plans) of planning permission 22/01509 for "Variation of Condition 2 (approved plans) to allow amendments of planning permission DOV/20/01236 (application under Section 73) (Erection of 3no. three and four storey motel buildings (90 bedrooms in total), 1no. two storey reception building, 2no. single storey buildings for welfare and storage, installation of solar panels to roof of motel and reception buildings and associated coach, lorry, and car parking)" for the revision of approved plans to

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- allow repositioning of motel blocks, reception and depot and parking area
Dover Marina Curve Phase 1A Dover Harbour Dover
- Comment: Support
Application No: 25/01241
Proposal: Reserved matters application for the details of scale, appearance, layout and landscaping for 4 dwellings pursuant to outline application 21/01710 for the erection of up to 5no. residential dwellings (all matters reserved except access) including discharge of condition 14
Land West Of 455 Folkestone Road Dover CT17 9JX
- Comment: Support
Application No: 25/01270
Proposal: Insertion of perspex panelling behind existing balustrade to first floor balconies
Dover Marina Hotel and Spa Waterloo Crescent Dover CT17 9BP
- Comment: Support. However, the Council requests that, where practicable, consideration be given to the use of recycled or sustainably sourced perspex (or equivalent recycled transparent material). This would help to minimise environmental impact and would align with both national and local objectives relating to sustainability and responsible use of materials.
- Application No: 25/01271
Proposal: Erection of clear Perspex panelling behind existing balustrading to first floor balconies
Dover Marina Hotel and Spa Waterloo Crescent Dover CT17 9BP
- Comment: Support. However, the Council requests that, where practicable, consideration be given to the use of recycled or sustainably sourced perspex (or equivalent recycled transparent material). This would help to minimise environmental impact and would align with both national and local objectives relating to sustainability and responsible use of materials.
- Application No: 25/01310
Proposal: Alterations to shop front facade
35 Biggin Street Dover Kent CT16 1BU
- Comment: Support
Application No: 25/01320
Proposal: Erection of rear first floor extension
53 Farthingloe Road Dover CT17 9LD
- Comment: Support
Application No: 25/01334
Proposal: Installation of metal shutters (retrospective)
23 - 25 Worthington Street Dover CT17 9AQ
- Comment: Object. While the Council does not object to the principle of external shutters for security purposes, the design, materials, and appearance of the installed metal shutters are considered unsympathetic to the historic character and visual qualities of the Worthington Street Conservation Area. This is contrary to the objectives of local planning policy and supplementary guidance from DDC aimed at preserving and enhancing the appearance of heritage assets.
- Application No: LS/AWI/KEN002:001588
Proposal: Application for stopping Up Order, Highways Act 1980 Section 116
Land at Thorntons Lane Dover

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