



DOVER TOWN COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held at the Council Offices, Maison Dieu House, Biggin Street, Dover, on Tuesday, 14th April 2026 at 6 p.m.

PRESENT

Councillor Calder
Councillor Collor
Councillor Dawes
Councillor Kember
Councillor Lamoon
Councillor Odell
Councillor Shread
Councillor Verrill (Chair)

220. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bird, Collins, Cowan, Sawbridge, Mr & Mrs Wanstall due to personal commitments

221. DECLARATIONS OF INTEREST

Councillors present made no declarations of interest

222. MINUTES

Councillors Considered the Minutes of the meeting of the Planning Committee held on the 9th of March 2026.

RESOLVED: That the minutes of the meeting of the planning committee held on the 9th of March 2026 be approved and signed by the Chairperson.

223. DETERMINED PLANNING CONSENTS

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

Chair


<u>Application No:</u>	<u>Address</u>	<u>Decision</u>	<u>Town Council Decision</u>
26/00003	72 - 73 Tower, Hamlets Street, Dover, CT17 0DX	Granted	Support
25/00311	Karma Leisure Ltd, Adrian Street, Dover, CT17 9AT	Granted	Strongly Object
26/00087	Land West Of, Roman Road, Dover, Kent	Refused	Support
26/00060	Cruise Terminal 1, Western Docks, Dover, CT17 9TF	Granted	Support
26/00121	Ground Floor, 16 - 18, Worthington Street Dover, CT17 9AD	Granted	Object

224. 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:

<u>Application No:</u>	26/00076
<u>Proposal:</u>	Installation of No.68 photovoltaic panels on the flat portion of the roof of 1-16 Waterloo Crescent Dover Marina hotel And Spa Waterloo Crescent Dover CT17 9BP
<u>Comment:</u>	Support
<u>Application No:</u>	26/00197
<u>Proposal:</u>	Works to facilitate conversion of upper floor level offices into 4 self-contained flats. Removal of existing & erection of new partitions; blocking of existing & creation of new openings to form bathrooms. 54 - 56 Castle Street Dover Kent CT16 1PJ
<u>Comment:</u>	Support the change of use to residential. Object to planning application 26/00188 in relation to the number of flats proposed. The provision of four self-contained units appears excessive & may not be sympathetic to the character and layout of this listed building. Given its heritage significance, the extent of internal alterations required raises concerns about the impact on its historic fabric and spatial integrity, and a reduction in the number of units should be considered to ensure a more sensitive conversion. There is insufficient provision for internal waste storage
<u>Application No:</u>	26/00201
<u>Proposal:</u>	Change of use to increase an existing HMO from 6 to 10 233 Folkestone Road Dover CT17 9SL
<u>Comment:</u>	Object. There are already approximately 22 HMOs within the immediate area, resulting in an overconcentration that is harmful to the character and balance of the neighbourhood, and this proposal would further intensify that issue. The property is not considered suitable to accommodate 10 occupants; the increase from 6 to 10 represents overdevelopment, leading to overcrowding, increased noise, pressure on parking, and strain on local services. The Private Sector Housing Development Officer has also indicated that accommodating 10

Chair


occupants may constitute overdevelopment of the property. Furthermore, this case highlights the need for Dover District Council to adopt an Article 4 Direction to better manage and control the proliferation of HMOs, as proposals such as this demonstrate the growing pressure on established residential areas.

Application No:

26/00232

Proposal:

Erection of a single storey rear extension with raised deck and glass balustrade. Erection of a side first floor balcony with glass balustrade, roof upgrade and alterations to windows/door to existing side garage conversion

Castle Knoll Connaught Road Dover CT16 1HH

Comment:

Support

Application No:

26/00269

Proposal:

Change of use from public house (sui generis) to retail store (use class E)

The Malvern Inn Clarendon Road Dover CT17 9QA

Comment:

Object. There is a lack of clarity as to how the proposal complies with Policy PM6, which seeks to protect community facilities and ensure that their loss is fully justified. No robust evidence has been provided to demonstrate that the public house is no longer viable, nor that it has been adequately marketed for continued community use. Furthermore, insufficient detail has been submitted regarding the impact of the change of use on the local area and whether alternative community provision exists. Without this information, it is not possible to properly assess the proposal against Policy PM6

Application No:

26/00273

Proposal:

Installation of a front raised drive
26 Prioress Walk Dover CT16 2DS

Comment:

Support

Application No:

26/00279

Proposal:

Erection of a second storey extension to existing bungalow, two storey and single storey rear extensions (existing conservatory and dormer windows to be demolished)
48 Markland Road Dover CT17 9LY

Comment:

Support

Application No:

26/00299

Proposal:

Removal and replacement of balustrades, privacy screens and timber trellis panels

Dolphin House Market Square Dover CT16 1NY


Comment:

Neutral. There is insufficient detail within the submitted plans and supporting information to determine whether the proposed works constitute a like-for-like replacement. It is unclear whether there are any changes to the design, materials, or appearance of the existing features. Without this clarity, it is not possible to fully assess the impact of the proposal, and further information should be provided to enable a proper determination.

225. LATE PLANNING APPLICATIONS

The Committee noted that no late planning applications had been received.

226. LICENSING

Chair


The Committee considered the following requests for Premises Licence

To enable the provision of hot food and drink after
23:00hrs and before 05:00hrs Monday to Sunday
Costa Coffee Drive Thru, 101-102 Snargate Street, Dover, CT17 9DA

RESOLVED: That the Committee support the provision of hot food and drink after
23:00hrs and before 05:00hrs Monday to Sunday
Costa Coffee Drive Thru, 101-102 Snargate Street, Dover, CT17 9DA.

227. CONSULTATIONS

The committee noted there are no current consultations

228. DATE OF NEXT MEETING

The date of the next meeting to be held on Tuesday 12th May 2026.

The meeting closed at 18.26 p.m.

Councillor P Verrill
CHAIR

Chair
