

LAWRENCE GAGE, *Chairman*

## SUMMARY OF RECENT PLANNING ISSUES

Members of the Planning Sub-Committee have continued to be very active in keeping a watchful eye on all planning applications and taking an interest in proposals that have not yet become formal applications. There are a number of potentially exciting proposals which if they come to fruition will contribute greatly to the Town.



### NEW SHOPS

Work has commenced on the old Co-op site in Biggin Street. Demolition is complete and four new shop units will arise in its place. The ex B & Q building in Castle Street is to become a food store. Both developments will do much to improve the appearance and prosperity of the Town centre.

### ROYAL VICTORIA HOSPITAL

We were delighted to give our support to the planning application for the Sanctuary Housing Association proposals for the Royal Victoria Hospital site. New housing units will be built at the back of the site but the existing listed buildings fronting on High Street will be retained and refurbished. Dover Society comments and suggestions on a previous application have been fully implemented in the current proposal.

## SEA FRONT

The Sub-Committee has met both the Dover Harbour Board and the Planning Department of the District Council to discuss a number of interconnected proposals for changes in the Sea Front area.

There is good news of the future of the White Cliffs Hotel. After initial refurbishment it is to re-open this Spring under a new name – ‘The Churchill’ and it will be managed on behalf of the Dover Harbour Board by Henley Lodge. It is planned to do more refurbishment over the next year or so and ultimately to re-establish it as a luxury hotel.

The Harbour Board, in association with Henley Lodge, hope to build a new **60-bed hotel on Camden Crescent car park**, providing 2-star accommodation to complement ‘The Churchill’. The current plans show a rectangular building, similar in height and style to Cambridge Terrace. It is proposed to close Camden Crescent as a road and to provide car parking for the hotel on a narrow strip of Granville Gardens. The hotel car park might be available for public use during daytime. Although the Sub-Committee strongly supports the idea of a hotel on this site, it initially had a number of reservations on the detailed proposals which are now being revised. The Society hopes to give unconditional support when the plans are finalised.

Good news, too, regarding the proposed **Re-development of the Western Docks** which has the potential to provide an enormous boost to the town. The District Council has given Outline Planning Consent for the Dover Harbour Board’s ambitious multi-million pound scheme, which will include an enlarged and improved marina, shops, offices, houses and – hopefully – some community facilities. We understand the District Council gave careful consideration to the views of the Society before reaching its decision and its approval is subject to a number of conditions which reflect our reservations on detailed aspects of the proposals. Further detailed planning applications will be needed for each element of the scheme and the Society’s Planning Sub-Committee will continue to make constructive comments at each appropriate stage.

The Dover Society has commented on the joint Impact/Harbour Board proposals for **improvements to the sea front**. Initially we expressed some reservations regarding traffic flow but the current proposals are being revised to take account of our comments. We await a formal planning application.

## IMPACT

The Society is also working closely with IMPACT on a number of other proposals and its upgrading of the **Stembrook Car Park** and the Church Street area are to be commended. Impact’s proposals for a new entrance to the Grand Shaft will provide a much needed and long overdue boost to this fascinating feature. It is hoped that members will call in at the Impact offices in Castle Street to see and comment upon all the schemes being proposed.

Impact is initiating a Town Centre Management Scheme to strengthen and promote the town centre. The Society is represented on the various Working Groups.

## 16 LOCAL PLAN STRATEGY – ECONOMIC DEVELOPMENT STRATEGY

The Dover Society has presented very full submissions to the District Council on both these documents. Comments on the Local Plan Strategy incorporated the views of individual members as expressed in the recent 'Vision For Dover' questionnaire. Our submission was well received and Council Officers have said 'You have given us much to think about'. We are hopeful that at least some of the ideas of members will be incorporated in the next Local Plan.

### OLD PARK BARRACKS

The Barracks are surplus to the requirements of the Ministry of Defence and are to be offered on the open market for redevelopment. Planning permission is being sought for advertisement hoardings on the site as part of the marketing effort.

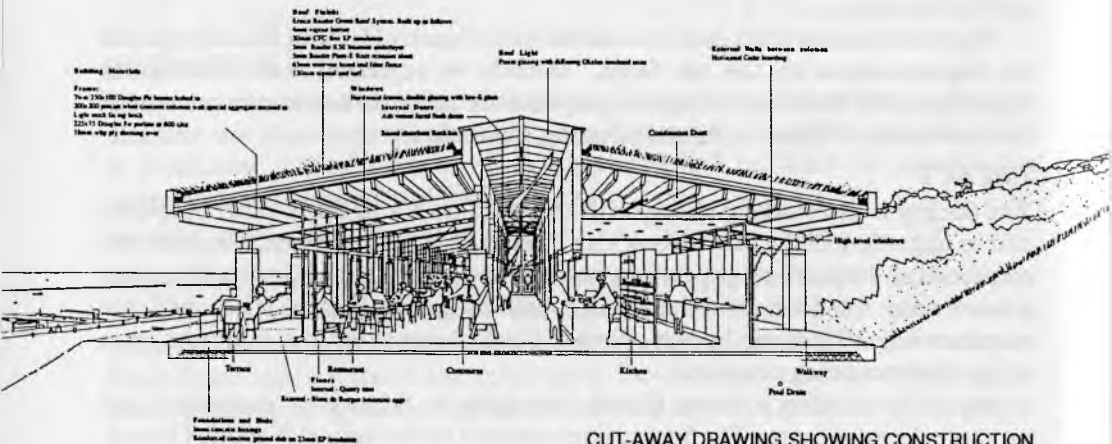
### WASTE WATER SCHEME FOR DOVER AND FOLKESTONE

All members of the K.C.C. Planning Committee and local County Councillors were vigorously lobbied on the concerns of the Society regarding the proposed sewage treatment plant at Broomfield Bank, Farthingloe. The Society favoured the Shakespeare Platform site but, despite our efforts, planning permission has been granted by Kent County Council. Only a public enquiry can now stop the scheme being built on the Broomfield site.

### NATIONAL TRUST VISITORS CENTRE – Langdon Cliffs

Whilst accepting the value of a Visitors Centre on Langdon Cliffs, is the view of the Planning Sub-Committee that any building should not adversely affect the unique atmosphere of the cliff top.

Lawrence Gage, chairman of the sub-committee, was invited to represent the Dover Society and to assist with the judging of the recent architectural design competition. The judges selected a scheme proposed by architects van Heyningen and Haward. A planning application is expected to be made soon and it is hoped to arrange an opportunity for members to comment on the scheme.



CUT-AWAY DRAWING SHOWING CONSTRUCTION