

DEAL TOWN COUNCIL
Town Hall, High Street, Deal,
Kent, CT14 6TR
Tel: 01304 361999

You are summoned to attend the Planning Committee meeting to be held on
Monday 10 June 2019 in the Town Hall Chamber at 7.15pm.
Members of the public are welcome to attend

AGENDA

1	Chairman's opening remarks:	
2	Apologies for absence:	
3	Declarations of interest: To receive any declarations of interest from Members in respect of business to be transacted on the agenda.	Attach 1
4	The minutes of the planning committee meeting held on 1 May 2019 for approval and signing: Decision required	Attach 2
5	Public participation: To allow members of the public an opportunity to discuss with councillors items on the agenda. (15 minutes)	
6	Clerk's report: For information purposes	Attach 3
7	Kent Mineral Sites Plan: For information purposes	Attach 4
8	Correspondence received: Letter received from Mary Archer of Friends of North Deal (FOND) regarding Co-opted membership - For information purposes	Attach 5
9	Co-opted Membership: Decisions required	Attach 6
10	Planning applications received: Decisions required	Attach 7
11	Tree applications received: Decisions required	Attach 8
12	DDC decisions: For information purposes	Attach 9
	Date of next meeting: 8 July	
	Mrs Kelly Lawrence, Planning Clerk: <i>Kelly Lawrence</i> 4/6/19	
	Cc: Cllr C Turner, Cllr S Carlyle, Cllr A Friend and Cllr S Phillips	
	Filming and audio recording of Town Council meetings, by representatives of the media and also by members of the public using small media tools, is permitted. Please refer to the council's Protocol for recording on meetings for guidance available to download on www.deal.gov.uk or on request.	

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.

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 s/he 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.

Note to the Code:

Situations in which a Member may wish to make a VAOI include membership of outside bodies that have made representations 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.

Deal Town Council
Town Hall, High Street, Deal, Kent CT14 6TR
The minutes of the Planning Committee held on 1 May 2019 starting at 7.15pm

Present:

Cllr C Hartley (Chairman)
 Cllr N Tomaszewski
 Cllr K Lee
 Cllr P Inch
 Cllr S Parker

Mr R Green (Co-opted member Deal Society)
 Mr C Turner (Co-opted member)

Officers: Mrs Kelly Lawrence

Others: 1 member of the public

1	Chairman's opening remarks: The Chairman welcomed everyone to the final meeting with the current members. He then advised on the emergency fire procedures and that the Fire Warden on duty is Andrew Kononowicz.			Action
2	Apologies for absence: Cllr Cronk, Cllr Harper, Mrs Fogarty and Mr Richardson (Co-opted members).			
3	Declarations of interest: None received			
4	Minutes of the previous meeting held on 4 April 2019: Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 4 April 2019 as a true and accurate record. The minutes were then agreed and duly signed by the Chairman. (P) NT (S) KL Agreed			Chairman
5	Public Participation: No members of the public wished to speak.			
6	Clerk's report: Following discussion Members RESOLVED: Cllr S Parker to provide photographic evidence to DDC Enforcement Team regarding the completed work on planning application and appeal 18/00746, 14 London Road, CT14 7DD (P) CH (S) NT All Agreed. Members then RESOLVED: To note the report (P) NT (S) KL All Agreed			Cllr S Parker
7	DDC District Plan Working Group update from Robin Green: Following a short verbal update from Robin Green Members RESOLVED: Members wished to thank Mr Green for providing the verbal update and report. (P) NT (S) KL All Agreed			
8	Street Furniture Consent: Victuals & Co, 2-3 St Georges Passage, Deal: Members RESOLVED: No objections. (P) NT (S) KL All Agreed			Planning Clerk
9	Planning applications received:			Planning Clerk
	REFERENCE	ADDRESS	PROPOSAL	DESCISION
	19/00385	Telegraph Inn, 1 Hamilton Road, Deal, CT14 9BH	Change of use from Public House to 4no. self-contained flats, alterations to windows and doors and insertion of 3no. roof lights to rear roof slope	RESOLVED: No objections P) NT S) KL Agreed Cllr P Inch Abstained
	19/00231	177 Telegraph Road, Deal, CT14 9DR	Change of use from chip shop (Class A5) to separate residential dwelling (Class C3) and the erection of a two storey rear extension (existing WC, store and cold store to be demolished) (description has changed)	RESOLVED: No objections P) KL S) NT All Agreed
	19/00475	82 Mill Hill, Deal, CT14 9JB	Change of use to take-away (Use Class A1) and erection of refuse enclosure to front	RESOLVED: No objections P) CH S) PI All Agreed

	19/00335	147 Forelands Square, Deal, CT14 9DS	Erection of a single storey front extension and pitched roof to garage, replacement of existing porch	RESOLVED: Unable to determine a decision due to plans not being clear enough P) CH S) NT All Agreed	
	19/00424	134 High Street, Deal, CT14 6BE	Variation of Condition 2 to allow changes to approved drawings pursuant to planning permission DOV/15/00489	RESOLVED: Defer decision to DDC Heritage Officer P) CH S) NT All Agreed	
	19/00356	The Old Cottage, Hope Road, Deal, CT14 7DG	Erection of a first floor side extension	RESOLVED: No objections P) KL S) NT All Agreed	
	19/00191	73 College Road, Deal, CT14 6BT	Erection of a detached annex for ancillary use (amended drawings) (re-advertisement)	RESOLVED: Object due to uncertain meaning of the term 'ancillary' P) CH S) PI Agreed	
	19/00158	68 and 70 London Road, Deal, CT14 9TF	Display of non-illuminated vinyl banner sign	RESOLVED: No objection on condition DDC Planning Authority sets a time limit banners are displayed P) NT S) KL All Agreed	
	19/00412	86 London Road, Deal, CT14 9TR	Variation of Conditions 2 & 8 to allow changes to approved plans pursuant to planning permission DOV/17/01522 (application under Section 73)	RESOLVED: No objections P) NT S) KL All Agreed	
	19/00277	210B Middle Deal Road, Deal, CT14 9RL	Erection of a ground floor bay window to front elevation, single storey side extension, single storey rear extension, double storey rear extension together with the conversion of the loft space to habitable accommodation including the insertion of 4no. new roof lights to side roof slopes and an enlargement to the existing roof light on the front roof slope	RESOLVED: Object over concerns impact will have on adjacent property P) CH S) KL All Agreed	
10	Tree applications received:				Planning Clerk
	NUMBER	ADDRESS	PROPOSAL	DECISION	
	19/00349	44 Tormore Park, Deal, CT14 9UY	(T1) Turkey Oak – re-pollard	RESOLVED: No objections P) NT S) KL All Agreed	
	19/00352	6 Tormore Park, Deal, CT14 9UY	(T1) Sycamore – re-pollard back to old pollard points (T2) Sycamore – re-pollard back to old pollard points	RESOLVED: No objections P) NT S) SP All Agreed	
11	DDC decisions: Members RESOLVED: To note the report. (P) NT (S) DH All Agreed				

	The Chairman closed the meeting at 8.30pm He then thanked all the committee members for their contribution and support	
	Date of next meeting: 10 June 2019	

Clerks Report

For information purposes

Delegated Decisions:

The Planning Clerk consulted with the Chairman and Vice Chairman before submitting her views on behalf of the Council for the following applications made under delegated powers:

Street Furniture Consent: -

The Seagull, 33 High Street, Deal, CT14 6EL

A Maximum of 4 tables and 12 chairs

08:00 to 18:00hrs

Deal Town Council's recommendation was no objections

Street Furniture Consent: -

Hope and Lane, 92A High Street, Deal, CT14 6EG

5 tables and 10 chairs

08:00 to 17:00hrs

Deal Town Council's recommendation was no objections

Planning application: -

19/00467, 47 Church Path, Deal, CT14 9TH

Erection of two storey side and single storey rear extensions

Deal Town Council's recommendation was no objections

Planning Applications:

9 extensions were received in order for them to be discussed tonight

Kelly Lawrence, Planning Officer 04/06/19

DEAL TOWN COUNCIL MEMORANDUM

To: Cllr C Turner, Chairman of Deal Town Council Planning Committee,
Committee members
From: Kelly Lawrence, Planning Clerk
Date: 06 June 2019
Subject: **Kent Minerals and Waste Local Plan**

For information purposes

Kent Minerals and Waste Local Plan 2013-30

Following the KCC Regulation 19 Pre-submission consultation earlier this year, both plans have now been submitted to the Planning Inspectorate – see attached for further information

Should you have any questions please contact a member of the Minerals and Waste Planning Policy Team on 03000 422370 or at mwlp@kent.gov.uk

Kent Minerals and Waste Local Plan

Kent Mineral Sites Plan

Kent Minerals and Waste Local Plan 2013-30 Early Partial Review



Submission Statement and Availability of Submitted Documents

Town and Country Planning (Local Planning) (England) Regulations 2012, 22. (3)(a)(iv)

The Kent Mineral Sites Plan and the Early Partial Review of the Kent Minerals and Waste Local Plan were submitted to the Secretary of State on 03 May 2019 for independent examination by a Planning Inspector.

The examination will determine whether all the legal and policy requirements have been observed, and whether the Plans provide reasonable and effective planning responses to the issues identified. This will involve a review of the submitted Plans, relevant evidence and the formal representations received. The examination may involve public hearings where representors can be invited to speak if they previously made formal representations on either Plan. It should be noted that, at this stage in the plan making process, further written comments are not invited. Details of any hearings will be provided once they are confirmed.

The Plans and all other submission documents (including Sustainability Appraisal and evidence base) are available to view online on the planning policy consultation portal at http://mylimehouse.kent.gov.uk/portal/second_call_for_sites_2016/independent_examination/. The portal webpage will be updated with the latest news and documents throughout the period leading up to and during the Examination, including the details of any public hearings once confirmed.

The Plans and other submitted documents can also be viewed on weekdays between the hours of 09:00 and 17:00 at Invicta House, County Hall, Maidstone, ME14 1XX. If you wish to view printed copies of these documents, please go to the County Council's reception in Sessions House, County Hall and ask the receptionist to contact the Minerals and Waste Planning Policy Team (03000 422370). Alternatively, you may telephone the team and make an appointment in advance.

The submission documents are available to view at the following Kent County Council libraries, Kent Gateways and the Kent County Council Offices during their normal opening hours:

- Broadstairs Library, Broadway, Broadstairs, CT10 2BS
- Canterbury Library 18 High Street, Canterbury CT2 2RA
- Dartford Library, Central Park, Market Street, Dartford DA1 1EU
- Dover Library, Dover Discovery Centre, Market Square, Dover CT16 1PH
- Faversham Library, Newton Road, Faversham, ME13 8DY
- Folkestone Library, 2 Grace Hill, Folkestone, CT20 1HD
- Gravesend Library, Windmill Street, Gravesend, DA12 1BE

- Hadlow Library, School Lane, Hadlow, Tonbridge, Kent, TN11 0EH
- Lenham Library, 11 The Square, Lenham, ME17 2PQ
- Lydd Library Skinner Road, Lydd, TN29 9HN
- Maidstone Library, James Whatman Way, Maidstone ME14 1LQ
- Ramsgate Library, Guildford Lawn, Ramsgate, CT11 9AY
- Sevenoaks Library, Buckhurst Lane, Sevenoaks TN131LQ
- Sittingbourne Library, Central Avenue, Sittingbourne, ME10 4AH
- Tonbridge Library, 1 Avebury Avenue, Tonbridge TN9 1TG
- Tunbridge Wells Library, Mount Pleasant Road, Tunbridge Wells TN1 1NS
- West Malling Library, 22 -26 High Street, West Malling ME19 6QR

Gateways

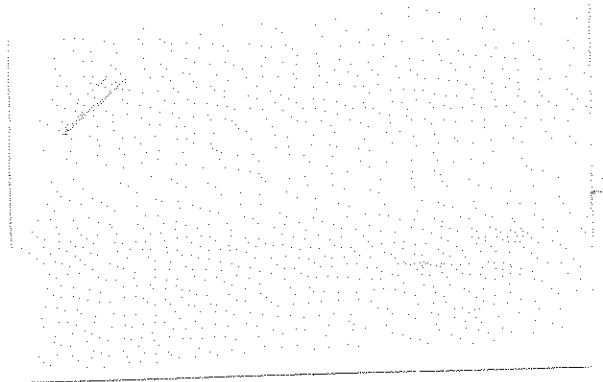
- Ashford Gateway Plus, Church Road, Ashford TN23 1AS
- Dover Gateway, 69-71 Castle Street, Dover, CT16 1PD
- Eden Centre Gateway, Four Elms Road, Edenbridge TN8 6BY
- Gravesham Gateway, Civic Centre, Windmill Street DA12 1NL
- Maidstone Link, King Street, Maidstone ME15 6JQ
- Sheppey Gateway, 38-42 High Street, Sheerness TN30 6HP
- Tenterden Gateway, 2 Manor Row, High Street, Tenterden TN30 6HP
- Swanley Link, London Road, Swanley BR8 7AE
- Thanet Gateway Plus, Cecil Street, Margate CT9 1RE
- Tonbridge Gateway, Tonbridge Castle, Castle Street, Tonbridge TN9 1BG
- Tunbridge Wells Gateway, 8 Grosvenor Road, Tunbridge Wells TN1 2AB

Kent County Council Offices

- Sessions House, County Hall Maidstone ME14 1XQ
- Mineral and Waste Local Plan Team, Invicta House, Maidstone ME14 1XX

28 MAY 2019

ATTACH 5



To: The Chair, Deal Town Council Planning Committee

The Friends of North Deal (FOND) have had a co-opted representative on Deal Town Council Planning Committee for many Years.

As the Chair of the Friends of North Deal (FOND) I wish to nominate Mrs Eyvor Fogarty as our co-opted representative on the Planning Committee.

Unfortunately a number of the scheduled meetings clash with a regular event which Mrs Fogarty, as an organiser, is committed to. On those dates might I propose that I attend in her place?

As an organisation we find this representation most helpful in our activities on behalf of the North Deal Community.

Yours Faithfully

Mary E Archer
Chair of FOND

DEAL TOWN COUNCIL MEMORANDUM

To: Cllr C Turner, Chairman of Deal Town Council Planning Committee,
Committee members
From: Kelly Lawrence, Planning Clerk
Date: 3 June 2019
Subject: **Committee Co-opted Membership**

Following the membership of the planning committee agreed at the Annual Meeting of the Council, it is now time to consider submitting a recommendation for co-opted members to be added to this committee.

In previous years members have always requested a representative from the Deal Society and Friends of North Deal.

The previous Chairman of Deal Town Council Planning Committee Mr Colin Hartley has also expressed an interest in being considered as a co-opted member for this committee.

Decision required: Members to consider who they would like to recommend to Full Council for co-option onto the planning committee for 2019/20.

DEAL TOWN COUNCIL – PLANNING APPLICATIONS

10 June 2019

ATTACH 7

REFERENCE	ADDRESS	WARD	PROPOSAL	DECISION
1	18/01395 The Regent, and Land Adjacent to The Timeball Tower, Beach Street, Deal, CT14 7BP	ND	Change of use and conversion to a mixed use comprising of a 2no. 100 seat cinema (Use Class D2) with 114-seat cafe/bar area (Use Class A3/A4), re-landscaping of public space fronting the Time Ball Tower and erection of a single storey side extension and outside terraced area for tables and chairs with glass balustrade to front and side, replacement windows and doors, infill glazing to first floor front/side elevation, block up 3no. windows to rear, erection of 3no. poster panels to rear and 6no. poster panels and fire escape door to side, 2no. ventilation louvers to rear, installation of satellite dish and extraction flue and re-painting of exterior, together with use of the public car park at the rear of the site for deliveries and associated works including partial demolition of the existing car park wall, relocation of the ticket machine and alterations to car park layout (amended details) (re-advertisement)	
2	18/01169 12 King Street, Deal, CT14 6HX	ND	Erection of a building incorporating 3no retail units (Use Class A1) and 16no self-contained flats (existing building to be demolished). Revisions in respect of reduction in number of units	
3	19/00564 7 High Street, Deal, CT14 7AA	ND	Erection of a dwelling on land rear of Clockwork Pharmacy	
4	19/00404 Town Hall, High Street, Deal, CT14 6TR	ND	Removal of existing and erection of new partition walls to ground floor to form WC	
5	19/00425 Land Rear of 92 & 94, Northwall Road, Deal, CT14 6PP	ND	Erection of a detached dwelling, formation of vehicular access and parking	
6	19/00418 2 Harold Road, Deal, CT14 6QJ	ND	Variation of Condition 8 of planning permission DOV/08/00419 to allow changes to windows and doors to ground floor (application under Section 73)	
7	19/00557 Carter House, 9 South Street, Deal, CT14 7AW	ND	Replacement of entrance door to south elevation and addition of timber pilasters with canopy	

8	19/00537	137 Beach Street, Deal, CT14 6JS	ND	Insert structural beam, insert ceiling joists and remove existing brick piers to basement. Form openings between ground, first, second floors and ceilings to form access lift with partitioning. Lift to access all three floors of the property and structural changes to the basement to remove non original structure	
9	19/00511	Kings Head, 9 Beach Street, Deal, CT14 7AH	ND	Re-roofing works to the main roof slopes and re-render chimney stacks	
10	19/00521	4 The Conifers, Deal, CT14 9FZ	MH	Erection of a two storey side extension	
11	19/00543	33 Cross Road, Deal, CT14 9LB	MH	Erection of first floor and two storey rear extensions	
12	19/00601	19 Astrid Road, Deal, CT14 9JZ	MH	Erection of a two storey side extension with integral garage and front porch (existing garage to be demolished)	
13	19/00421	57 Cowdray Square, Deal, CT14 9ES	MH	Erection of a rear conservatory extension	
14	19/00519	216 Middle Deal Road, Deal, CT14 9RL	MD	Erection of a two storey rear extension (existing two storey rear extension to be demolished)	
15	19/00493	57 London Road, Deal, CT14 9TF	MD	Erection of raised rear access steps with railings and walkway	

DEAL TOWN COUNCIL

TREE ORDERS – 10 June 2019

NUMBER	ADDRESS	PROPOSAL	DECISION
19/00482	35 Tormore Park, Deal, CT14 9UR	Re-pollard one horse chestnut	
19/00526	2 Tormore Mews, Deal, CT14 9SX	Crown reduce one ash tree by 2 metres, remove one limb and reduce other limb by 3metres	

Deal Town Council
Dover District Council Decisions
10 June 2019

ATTACH 9

App No	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
19/00030	Wellington Court, Beechwood Avenue, Deal, CT14 9WY	Sycamore – reduction by three metres of one stem, raise crown to 5.2 metres above highway and 2.4 metres above footpath	Granted	No objections
19/00077	68 St Leonards Road, Deal, CT14 9AY	Erection of a single storey rear extension and insertion of French doors to existing store (existing dining room, bedroom 3 and summer house to be demolished)	Granted	No objections
19/00289	12 Middle Street, Deal, CT14 7AG	Remove and insert new partition at 2 nd floor level to form an enlarged shower room	Granted	No objections
19/00286	Former Co-op Food Store, 32 Park Street, Deal, CT14 6AG	Variation of Condition 16 of planning permission DOV/18/01084 to allow amendments to the provision of parking spaces with electric charging facilities	Granted	Object, 26 parking spaces is an excessive number but would support 2 spaces only
18/01358	36 Blenheim Road, Deal, CT14 7DB	Change of use to a single dwelling house, associated alterations and erection of a raised deck area	Granted	No objections
19/00300	Former Factory, Ark Lane, Deal, CT14 6FL	Display of 2no. non-illuminated pole mounted courtesy signs, 4no. flag signs, 1no. non-illuminated hanging sign, 2no. railings signs, 2no. banner signs and 2no. non-illuminated monolith signs	Granted	No objections
19/00191	73 College Road, Deal, CT14 6BT	Erection of a detached annex for ancillary use	Granted	Unable to determine a decision due to uncertain meaning of the term 'ancillary'

19/00349	44 Tormore Park, Deal, CT14 9UY	T1 Turkey Oak – re-pollard	Granted	No objections
19/00337	42 Tormore Park, Deal, CT14 9UY	T1 Oak – reduce to 2.1m in height	Granted	No objections
19/00321	58 Wilson Avenue, Deal, CT14 9NH	Erection of single storey and two storey rear extensions with alterations to first floor rear windows (rear outbuildings to be demolished)	Granted	No objections
19/00097	173-175 Beach Street, Deal, CT14 6LE	Variation of Condition 2 (approved plans) to allow the retention of a pitched glazed roof to the approved dwelling and the variation in cladding materials to the southernmost section of the dwelling and condition 6 (glazing) to alter the screening details of the balcony, of planning permission DOV/17/01462 to allow changes to approved drawings. (application under section 73)	Granted	No objections
19/00315	134 High Street, Deal, CT14 6BE	Variation of Condition 2 to allow changes to approved drawings pursuant to planning permission DOV/15/00489	Granted	Defer decision to DDC Heritage Officer
19/00352	6 Tormore Park, Deal, CT14 9UY	(T1) Sycamore – repollard back to old pollard points (T2) Sycamore – repollard back to old pollard points	Granted	No objections
19/00467	47 Church Path, Deal, CT14 9TH	Erection of two storey side and single storey rear extensions	Granted	No objections
19/00356	The Old Cottage, Hope Road, Deal, CT14 7DG	Erection of a first floor side extension	Granted	No objections