

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
 Wednesday 2 May 2018 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 4 April 2018 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	Clerks Report: For information purposes	Attach 3
7	Planning applications received: Decisions required	Attach 4
8	Tree applications received: Decision required	Attach 5
9	DDC decisions: For information purposes	Attach 6
	Date of next meeting: 7 June 2018	
	Mrs Kelly Lawrence, Planning Clerk: <i>Kelly Lawrence 25/4/18</i>	
	Cc: Cllr Hartley, Cllr Harper Cllr Elliott, Cllr Inch, Cllr Bond, Cllr Tomaszewski, Cllr Friend, Cllr K Lee Mr R Green and Mr B Elliott	
	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 4 April 2018

Present:

Cllr C Hartley (Chairman)
 Cllr N Tomaszewski
 Cllr A Friend
 Cllr D Harper
 Cllr P Inch
 Mr Robin Green (Co-opted member The Deal Society)
 Mr Bill Elliott (Co-opted member FOND)

Officer: Mr Paul Bone – Responsible Finance Officer

Others: 3 members of the public

1	Chairman's opening remarks: The Chairman welcomed everyone to the meeting and advised on the emergency fire procedures and that the Fire Warden on duty is Andrew Kononowicz	<u>Action</u>
2	Apologies for absence: Cllr T Bond, Cllr W Elliott and Cllr K Lee	
3	Declarations of interest: To be taken at the item	
4	Minutes of the previous meeting held on 6 March 2018: Members RESOLVED: To accept the minutes of the planning committee meeting held on 6 March 2018 as a true and accurate record. The minutes were then agreed and duly signed by the Chairman. (P) AF (S) NT All agreed	Chairman
5	Public Participation: One member of the public wished to speak in support of an application at agenda item 9. The Chairman agreed this could be done at agenda item 9 when the application was discussed.	
6	Clerk's report: RESOLVED To note the report including the removal of erroneous text '/00839, 33 Northwall Road, Deal, CT14 6PW, from the 2 nd paragraph of the 'Withdrawn planning applications' section. (P) AF (S) NT All agreed	R.F.O.
7	New Licence Application: Deal Town Football Club: RESOLVED: No Objection (P) AF (S) PI All agreed	R.F.O.
8	Government Consultations on the National Planning Policy Framework & Developer Contributions: Following discussion members RESOLVED: To respond individually to the consultation and to defer any collective response to the next meeting of this committee when feedback from the KALC Planning Advisory Committee should be available. (P) DH (S) WF All agreed	Individual Members Planning Clerk

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Planning applications received:

A member of the public spoke in support of application 18/00217 and answered members questions.

Cllr A Friend declared a VAOI and would not be involved in the discussion or vote for application number 18/00217 as the owners are known to him and on the Deal In Bloom Committee

Robin Green advised that he knew the applicant and had advised on application number 18/00135

R.F.O.

REFERENCE	ADDRESS	PROPOSAL	DECISION
18/00216	Land adjacent to no.25, The Marina, Deal, CT14 6NG	Erection of an attached dwelling with roof terrace to front and rear and alterations to existing vehicular access (existing pantry/utility of No.25 to be demolished)	RESOLVED: Object as an over development of the site, very close to boundary wall, no amenity space, only one entrance/exit, not harmonious to the street scene and garage dangerous to access. P) AF S) DH All agreed
18/00217	47 The Marina, Deal, CT14 6NP	Erection of a dwelling house, with provision of associated amenity space, parking, cycle storage and refuse provision	RESOLVED: No objections P) NT S) PI All agreed
18/00135	25 Robert Street, Deal, CT14 6DL	Erection of a single storey rear extension	RESOLVED: No objections P) AF S) DH All agreed
18/00271	The Salvation Army, West Street, Deal, CT14 6AZ	Proposed extension to entrance Lobby to Youth Hall and proposed extension to Lean-to Store enclosure. Internal alterations to provide accessible entrance and toilet facilities	RESOLVED: No objections P) AF S) NT All agreed
18/00215	The Chalet, 37 Nelson Street, Deal, CT14 6DR	Creation of a vehicle access, formation of a hardstanding and part demolition of boundary wall (part retrospective)	RESOLVED: No objections P) DH S) AF All agreed
18/00235	59 Mill Road, Deal, CT14 9AH	Erection of a two storey side and rear extensions and associated works	RESOLVED: No objections P) AF S) NT All agreed
18/00010	51 Park Avenue, Deal, CT14 9AW	Erection of a two storey side extension (amended plan)	RESOLVED: No objections P) DH S) AF 3 for, 1 against, 1 abstention. Agreed

10 **DDC decisions:** Members RESOLVED: To note the report. (P) AF (S) DH All Agreed

The Chairman closed the meeting at 8.15pm

Date of next meeting: 2 May 2018

Deal Town Council's Planning Committee – 2 May 2018

Clerks Report

Tree Preservation Order: 18/00002, 14/14A King Edward Road, Deal, CT14 6QL

(For members' information)

Deal Town Council has received confirmation from Dover District Council that a Tree Preservation Order has been placed on the above application – See over

Planning Applications: 6 extensions were received in order for them to be discussed tonight

Kelly Lawrence, Planning Officer 23/04/18



Dover District Council
 Honeywood Close
 White Cliffs Business Park
 Whitfield
 DORSET
 CT16 3PJ

TPO Number: 2018, 2

Location: 14/14A King Edward Road, Deal, Kent, CT14 6QL

Scale 1:414

Date: 09/04/2018

Town and Country Planning Act 1990

TREE PRESERVATION ORDER NO. 18/00002 14/14A King Edward Road, Deal, CT14 6QL

The Dover District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order -

Citation

1. This Order may be cited as the Tree Preservation Order No, 18/00002.

Interpretation

2. -(1) In this Order "the authority" means the Dover District Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulations so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012

Effect

3. -(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall -

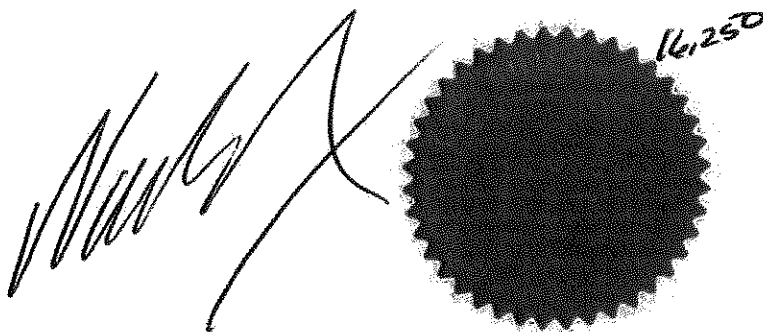
- (a) cut down, top, lop, uproot, willfully damage or willfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 9th day of April 2018.

A handwritten signature in black ink is written over a circular, textured seal. The seal is dark and has a serrated edge. To the right of the seal, the number "16,250" is handwritten in black ink.

The Common Seal of the DOVER DISTRICT COUNCIL
was affixed to this Order in the presence of -

.....
Chief Officer Authorised by the Dover District Council to sign in that behalf]

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

Reference on map	Description	Situation
T1	Silver Birch	North Western corner of the garden of 14 King Edward Road, Deal

Groups of trees (within a broken black line on the map)

Reference on map	Description (including number of trees in the group)	Situation
NONE		

Woodlands (within a continuous black line on the map)

Reference on map	Description	Situation
NONE		

Statement of Reasons: This silver birch tree at 14/14A King Edward Road is clearly visible along the full extent of Godwyn Road. It is in good form and health and therefore offers the local area significant amenity value. Reports of its forthcoming removal make it expedient to serve a Tree Preservation Order on it to safeguard its visual amenity.

DEAL TOWN COUNCIL – PLANNING APPLICATIONS

2 May 2018

ATTACH 4

REFERENCE	ADDRESS	WARD	PROPOSAL	DECISION
18/00308	Land rear of 54, 56 & 58 Blenheim Road, Deal, CT14 7DD	ND	Erection of three dwellings	
18/00113	Stretton Court, Wellington Road, Deal, CT14 7UW	ND	Erection of a front boundary wall with railings (existing wall to be demolished)	
18/00325	85 Middle Street, Deal, CT14 6HL	ND	Erection of a second floor rear extension, alterations to doors and windows and replacement windows	
1800326 (LB)	85 Middle Street, Deal, CT14 6HL	ND	First floor rear extension, replacement of doors and windows to rear elevation, re render of front elevation, replacement of door surround, structural repair of roof	
18/00355	28 Union Road, Deal, CT14 6EA	ND	Erection of part two storey and part single storey rear extensions, installation of external steps, balcony with balustrade, rooflight, replacement windows and doors to rear (existing extensions and steps to be demolished)	
18/00176	2 Sondes Road, Deal, CT14 7BW	ND	Erection of two front dormer roof extensions and insertion of 2np. Rooflights to facilitate the creation of an additional flat	
18/00410	Bowling Green Tavern, 164 Church Path, Deal, CT14 9UD	MD	Erection of a detached dwelling, associated parking and formation of vehicular access following reconfiguration of pub car park	
18/00294	302 Middle Deal Road, Deal, CT14 9SN	MD	Erection of a single storey rear extension	
18/00295 (LB)	302 Middle Deal Road, Deal, CT14 9SN	MD	Single storey rear addition	

10	18/00350	50 Mongeham Road, Deal, CT14 9PG	MH	Erection of detached dwelling and creation of parking (existing dwelling and garage to be demolished)	
11	18/00380	52 Mongeham Road, Deal, CT14 9PG	MH	Erection of canopy to front gabled roof, single storey rear extension, repositioning of window and door to the south east elevation	
12	18/00298	300 St Richards Road, Deal, CT14 9LG	MH	Erection of a two storey side extension	
13	18/00343	80 Sydney Road, Deal, CT14 9XD	MH	Erection of a first floor side extension over existing garage	
14	18/00332	9 Addelam Close, Deal, CT14 9LT	MH	Installation of 2 no. rooflights to rear roofslope	

DEAL TOWN COUNCIL

TREE ORDERS – 2 May 2018

NUMBER	ADDRESS	PROPOSAL	DECISION
18/00318	13 Tollgate, Deal, CT14 9UZ	Fell one horse chestnut & re pollard two horse chestnuts	

Deal Town Council
Dover District Council Decisions
2 May 2018

ATTACH 6

App No.	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
17/01030	210b Middle Deal Road, Deal, CT14 9RL	Erection of side and rear extensions (existing rear extension to be demolished)	<p>Refused: The reasoning underlying such refusal is as follows:</p> <p>1. The proposal, by virtue of its size, height, location and design, results in unacceptable harm to the residential amenity of both adjacent dwellings in the form of loss of light to habitable rooms, loss of light and overbearing impact on private amenity spaces and overlooking of private amenity spaces, contrary to paragraphs 17 and 64 of the NPPF, which seeks to secure a good standard of amenity for all existing and future occupants for improving the quality of an area and the way it functions. 2. The proposal, by virtue of size, height and design, results in a cramped, overbearing, dominant and incongruous form of development, detrimental to the character and appearance of the dwelling. Accordingly, the proposal conflicts with paragraphs 17, 58, 64 of the NPPF, which seek high quality design and good architecture.</p>	No objections
18/00138	25 Redsull Avenue, Deal, CT14 9HU	Erection of two storey side extension	Granted	No objections
18/00093	7 Lister Close, Deal, CT14 9AN	Certificate of lawfulness (proposed) for the erection of a single storey side extension	Granted	N/A
18/00166	59 Forelands Square, Deal, CT14 9DT	Erection of a single storey rear extension, front porch extension, construction of external steps to front and rear, external alterations to	Granted	No objections

18/00122	Land rear of 18 – 20 Park Street & Fronting, West Street, Deal, CT14 6AG	include new and replacement windows and rendering of external elevations (existing conservatory and front steps to be demolished) Erection of a detached dwelling	Granted	No objections
18/00170	Land Adjoining No 71, Canute Road, Deal, CT14 6QX	Fell one Poplar tree and plant a Cherry tree	Refused: This application relates to the felling of one good-sized poplar tree located on a strip of land adjacent to 71 Canute Road. It is a prominent specimen being positioned directly adjacent to the highway and located forward of the front elevations of neighbouring properties. There are no other visible trees of this size and maturity in the immediate vicinity affording it high amenity value. The condition of the tree appeared good with vigorous re-growth present from the previous cutting points. The proposal is to fell the tree on the grounds that it is approaching overhead cables, heaving the neighbouring property's footpath and pushing out the fence line. Work has been undertaken in the past to manage the tree in relation to the overhead cables; whilst it is accepted that this is an ongoing maintenance demand, it is however no more than this. The presence of the tree cannot automatically be linked to the adjacent crack on the basis that it is an old pathway and has cracks present throughout its length. It is accepted that there is a small conflict between the tree and its encroachment into the fence line however this alone is not enough to justify the removal of a healthy tree with high amenity value.	No objections
18/00173	163 College Road, Deal, CT14 6BX	Erection of a single storey rear extension	Granted	No objections
18/00188	14 St Leonards Road, Deal, CT14 9AS	Erection of a single storey rear extension	Granted	No objections

18/00162	Bruce House, 133 Beach Street, Deal, CT14 6JS	Installation of commemorative plaque	Granted	No objections
18/00184	49 Forelands Square, Deal, CT14 9DT	Erection of a single storey rear extension	Granted	No objections
18/00216	Land adjacent to no.25, The Marina, Deal, CT14 6NG	Erection of a detached dwelling with roof terrace to front (existing pantry/utility of No.25 to be demolished	<p>Refused: The reasoning underlying such refusal is as follows:-</p> <p>1 The proposed development, by virtue of its roof design (in particular its flat roof form) and design and proportions of the fenestration would result in an intrusive, poorly related, unsympathetic form of development, at odds with the character of the existing development. Consequently, the development would fail to integrate into, and cause harm to, the character and visual quality of the street scene, contrary to paragraphs 17, 56, 58, 60, 61 and 64 of the National Planning Policy Framework. 2 The submitted Flood Risk Assessment (FRA) does not provide evidence to demonstrate that an assessment has been undertaken to establish whether there are any alternative sequentially preferable sites and as such it fails to provide evidence that the proposed site is the sequentially preferable site for the proposed development. Therefore, whilst the proposed development would provide a small DOV/18/00216 benefit by virtue of providing an additional dwelling in the district, it would be subject to an unacceptable risk of flooding, contrary to paragraphs 100 and 103 of the National Planning Policy Framework.</p>	<p>Object as an over development of the Site, very close to Boundary wall, no Amenity space, only One entrance/exit, Not harmonious to The street scene and garage dangerous to access</p>

