


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
 Thursday 4 April 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 7 March 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	Clerks report: For information	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: 2 May 2019	
	Mrs Kelly Lawrence, Planning Clerk 	
	Cc: Cllr Hartley, Cllr Harper, Cllr Inch, Cllr Cronk, Cllr Tomaszewski, Cllr Lee, Cllr Parker, Mr Green, Ms Fogarty, Mr Richardson and Mr Turner	
	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.	

Declarations of Interest

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 7 March 2019 starting at 7.15pm

Present:

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

Mr R Green (Co-opted member Deal Society)
 Mrs E Fogarty (Co-opted member FOND)
 Mr C Turner (Co-opted member)

Officers: Mrs Kelly Lawrence**Others:** 6 members of the public

1	Chairman's opening remarks: The Chairman welcomed everyone to the meeting he then advised on the emergency fire procedures and that the Fire Warden on duty is Andrew Kononowicz. The Chairman advised the public that Mr R Green, Mrs E Fogarty and Mr C Turner were co-opted members to the committee and this meant they were not able to vote on decisions.			<u>Action</u>
2	Apologies for absence: Cllrs D Cronk, D Harper, K Lee and Co-opted member Mr O Richardson			
3	Declarations of interest: None received			
4	Minutes of the previous meeting held on 7 February 2019: Members RESOLVED: To accept the minutes of the planning committee meeting held on 7 February 2019 as a true and accurate record. The minutes were then agreed and duly signed by the Chairman. (P) NT (S) PI All Agreed			Chairman
5	Public Participation: No members of the public wished to speak.			
6	DDC Dover Green Infrastructure Strategy: Members RESOLVED: Members to respond individually to the consultation and for two committee members to attend the DDC workshop. P) CH S) SP All Agreed Members further RESOLVED: Cllrs N Tomaszewski and S Parker to attend the DDC workshop. P) NT S) SP All Agreed			
7	KCC Deposit Documents Amendment 61: Following discussion Members RESOLVED: Committee agreed that waiting restrictions should not be proposed until DDC have responded to concerns raised by the Ark Lane Action Group about a new residents' parking zone. Chairman to contact DDC to suggest proposed changes are delayed. P) CH S) SP Agreed Cllr N Tomaszewski Abstained			Chairman
8	Planning applications received:			Planning Clerk
	REFERENCE	ADDRESS	PROPOSAL	DESCISION
	18/01169	12 King Street, Deal, CT14 6HX	Erection of a building incorporating 5no.retail units (Use Class A1) and 18no. self-contained flats (existing building to be demolished)	RESOLVED: No objections P) NT S) SP All Agreed
	19/00034	49 Gilford Road, Deal, CT14 7DJ	Erection of a single storey rear extension	RESOLVED: No objections P) PI S) SP All Agreed
	19/00112	Garage Adjacent To Church Hall, Stanley Road, Deal, CT14 7BT	Change of use and conversion into residential dwelling and erection of single storey extensions	RESOLVED: No objections P) CH S) NT All Agreed
	19/00097	173-175 Beach Street, Deal, CT14 6LE	Variation of Condition 2 (approved plans) and condition 6 (glazing) of planning permission DOV/17/01462 to allow changes to approved drawings (application under Section 73)	RESOLVED: No objections P) CH S) PI All Agreed

19/00104	Gwynfa, 10 Brewer Street, Deal, CT14 6JH	Replacement of windows and additional windows at first floor level	RESOLVED: No objections P) NT S) SP All Agreed
19/00101	York House, 139 Middle Street, Deal, CT14 6JZ	Repainting of exterior including windows and doors	RESOLVED: No objections P) CH S) NT All Agreed
19/00134	23 Sandown Road, Deal, CT14 6PG	Erection of single storey rear extension, new terrace and steps, enlargement and replacement of first floor rear windows (existing conservatory to be demolished)	RESOLVED: No objections P) PI S) NT All Agreed
19/00107	57 The Marina, Deal, CT14 6NP	Erection of ground floor rear terrace, glazed balustrade including entrance steps with storage areas below, wall extension and balcony, glazed balustrade with gate to first floor, insertion of flue, windows and French doors (existing conservatory and flue to be demolished)	RESOLVED: No objections P) CH S) SP All Agreed
19/00119	12 The Marina, Deal, CT14 6NF	Erection of detached dwelling (existing dwelling to be demolished)	RESOLVED: Strongly object as completely out of character with the surrounding area. choice of weatherboarding colour, proposed design of gabions and large rear glass window is completely out of keeping P) CH S) NT All Agreed
18/00913	The Odd Fellows Hall, 19 Century Walk, Deal, CT14 6AL	Raise roof of existing garage to facilitate conversion into artists/writers studio	RESOLVED: No Objections P) SP S) NT All Agreed
19/00081	Whispers, 233A Mill Road, Deal, CT14 9BQ	Erection of front porch and installation of 19 solar panels to rear roofslope	RESOLVED: No Objections P) NT S) PI Agreed Cllr S Parker Abstained
19/00105	Land Adjacent To 44, Foster Way, Deal, CT14 9QP	Erection of detached dwelling and associated parking and vehicular access (existing boundary wall to be removed)	RESOLVED: Object Over development of site, proximity to adjacent houses, party wall cannot be removed and amended proposal does not address issues in DDC's previous refusal

			P) NT S) CH All Agreed	
19/00093	224 London Road, Deal, CT14 9PW	Change of use from bed and breakfast to single residential dwelling (C3)	RESOLVED: No objections P) NT S) SP Agreed Cllr P Inch Abstained	
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)	RESOLVED: No objections P) NT S) SP All Agreed	
19/00165	29 Delane Road, Deal, CT14 9RZ	Erection of single storey rear extension	RESOLVED: No objections P) NT S) PI All Agreed	
19/00194	Tides Leisure Centre, Park Avenue, Deal, CT14 9UU	Installation of replacement flue (retrospective)	RESOLVED: No objections P) CH S) PI All Agreed	
19/00226	5 Cornfield Row, Deal, CT14 9FS	Erection of single storey rear extension and garage conversion to facilitate an annexe for ancillary use (existing shed to be removed)	RESOLVED: No objections P) NT S) CH All Agreed	
19/00164	87 Middle Deal Road, Deal, CT14 9RQ	Roof recovering works and repointing chimney stacks	RESOLVED: No objections P) NT S) PI All Agreed	
8	DDC decisions: Members RESOLVED: To note the report. (P) NT (S) CH All Agreed			
	The Chairman closed the meeting at 8.50pm			
	Date of next meeting: 4 April 2019			

Deal Town Council's Planning Committee – 4 April 2019**Clerks Report**

For information purposes:

Planning Application Appeal:

Dover District Council has received the following appeal:

18/00308: Land rear of 54, 56 & 58, Blenheim Road, CT14 7DD

Erection of three dwellings

Dated 26 March 2019

Deal Town Council's decision when the application was discussed was *'Deal Town Council object owing to over development of site, restricted access for emergency vehicles, close proximity to Norman Tylour House, Health and Safety concerns regarding the limited access from existing house (on Blenheim Road) onto narrow alleyway, lack of satisfactory Construction Management Plan, site notice placed inaccessibly*

Planning Applications:

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

Training Courses/Workshops Attended

Dover District Council's Neighbourhood Planning: Planning Clerk, Cllr D Harper and Mrs E Fogerty

KALC's Annual Planning Conference: Planning Clerk and Cllr D Harper

Kelly Lawrence, Planning Officer 28/03/19

DEAL TOWN COUNCIL – PLANNING APPLICATIONS

4 April 2019

ATTACH 4

REFERENCE	WARD	ADDRESS	PROPOSAL	DECISION
1	MH	177 Telegraph Road, Deal, CT14 9DR	Change of use from chip shop (Class A5) to separate residential dwelling (Class C3) (existing WC, store and cold store to be demolished)	
2	MH	21 Forelands Square, Deal, CT14 9DT	Erection of a detached dwelling with associated parking	
3	MH	21 Celtic Road, Deal, CT14 9EE	Erection of front porch	
4	MH	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)	
5	ND	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) (description amended)	
6	ND	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	
7	ND	36 Blenheim Road, Deal, CT14 7DB	Change of use to a single dwelling house, associated alterations and erection of a raised deck area	
8	ND	Basement Flat, 12A Sondes Road, Deal, CT14 7BW	Erection of a single storey rear extension (existing shed to be demolished)	
9	ND	12 Middle Street, Deal, CT14 7AG	Remove and insert new partition at 2 nd floor level to form an enlarged shower room	
10	ND	73 College Road, Deal, CT14 6BT	Erection of a detached annex for ancillary use	
11	ND	40 High Street, Deal, CT14 6HE	Display of 1no. trough illuminated hanging sign, 1no. non-illuminated fascia sign, 1 no. non-illuminated ATM surround sign	
12	ND	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	

DEAL TOWN COUNCIL

TREE ORDERS – 4 April 2019

NUMBER	ADDRESS	PROPOSAL	DECISION
19/00337	42 Tormore Park, Deal, CT14 9UY	T1 – Oak – reduce to 2.1 in height	

Deal Town Council
Dover District Council Decisions
4 April 2019

ATTACH 6

App No	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
18/01323	14 King Edward Road, Deal, CT14 6QL	Erection of single storey and first floor side extensions (existing side extension to be demolished)	<p>Refused: The reasoning underlying such refusal is as follows:- 1. The proposed development, by virtue of the proposed design, scale, form and prominent location, would result in an incongruous and unsympathetic alteration to the building resulting in undue prominence within the street scene, out of keeping with the spatial character, form and visual amenity of the area and as such, the proposal would be contrary to Paragraphs 127 and 130 of the National Planning Policy Framework (2019)</p> <p>2. The proposed development, by virtue of the proposed design, bulk and proximity, would result in an unacceptable level of harm to the residential amenity of No.5A Godwyn Road through loss of light and outlook and as such, the proposal would be contrary to Paragraphs 127 of the National Planning Policy Framework (2019)</p>	No objections
18/01357	1 Sydney Road, Deal, CT14 9JP	Outline application for the erection of a dwelling and demolition of existing garage and shed (details of appearance to be reserved)	Granted	No objections
18/00750	Land On South East Side Of Marlborough Road, Deal, CT14 9LE	Erection of 9 no. dwellings and associated parking (amended drawings)	<p>Refused: The reasoning underlying such refusal is as follows:- 1. The application site is designated as Protected Open Space on the Proposals Map. The site also qualifies as open space as defined at Annex 2 of the NPPF. There is an identified deficiency of open space in the locality. By virtue of the area of the application site (0.32ha), it is considered that the site has the potential to contribute to the making good of the deficiency and contributing towards the needs of</p>	<p>Deal Town Council object on highway safety concerns, lack of footpaths for pedestrians and children leaving nearby school. Inadequate turning space for units 8 & 9</p>

the Community. The assessment undertaken by the applicant failed to demonstrate that the site is surplus to the requirements of open space in the area. No compensatory open space provision is proposed. The proposed development would result in an unjustified loss of Protected Open Space which would be detrimental to the amenity of the area. Therefore, the proposal would be contrary to policy DM25 (ii) and (iii) of the Core Strategy and paragraph 97 of the NPPF.

2. By virtue of the location of the site, topography of the wider area and the siting and scale of the proposed development, the proposal would be prominent and highly visible in wider views from the southwest. The site acts as a buffer and provides a soft transition between the hard-built urban area and the open countryside. The proposed development would intensify the hard built development along the edge of this part of the countryside and would detract from the verdant. Undeveloped character of the site in these views. Therefore, the proposal would significantly and demonstrably harm the character and appearance of the wider landscape and would be contrary to policies DM15, DM16, DM25 (vi) of the Core Strategy and paragraph 170 of the NPPF. 3. The proposed development has failed to secure the provision of or a contribution towards affordable housing. Furthermore, no case has been made that the development could not support the provision of affordable housing by virtue of the viability of the proposed development. In the absence of the provision of affordable housing, or a broadly equivalent financial contribution, the applicant has failed to provide an appropriate mix of housing to meet the identified needs of the District, contrary to Policy DM5 of the Dover Core Strategy, the Affordable Housing Supplementary Planning Document (including the Addendum to Affordable Housing Supplementary National Planning Policy Framework).

18/00913	The Odd Fellows Hall, 19 Century Walk, Deal, CT14 6AL	Raise roof of existing garage to facilitate conversion into artists/writers studio in association with the dwelling	Granted	No objections
19/00107	57 The Marina, Deal, CT14 6NP	Erection of ground floor rear terrace, glazed balustrade including entrance steps with storage areas below, wall extension and balcony, glazed balustrade with gate to first floor, insertion of flue, windows and French doors (existing conservatory and flue to be demolished)	Granted	No objections
19/00093	224 London Road, Deal, CT14 9PW	Change of use from bed and breakfast to single residential dwelling (C3)	Granted	No objections
19/00094	365 Middle Deal Road, Deal, CT14 9SN	Change of use from holiday let to dwelling house	Granted	No objections
18/01347	Wellington Lodge Basement And Flat 1 15 Prince of Wales Terrace, Deal, CT14 7BE	Change of use of basement to Class A2, erection of metal steps to front elevation and bin store, and associated works (part of side wall and steps to be demolished)	Granted	No objections
18/01277	Land R/O 32 Cannon Street, Fronting Athelstan Place, Deal, CT14 6QA	Change of use of garage to dwelling (Use Class C3) with elevational alterations (retrospective)	Refused: The reasoning underlying such refusal is as follows: 1. The site lies within flood zone 3a, with a high possibility of flooding, Insufficient details have been submitted to demonstrate that the proposal has passed the sequential or exception tests or that the proposal has taken appropriate account of flood risk of has demonstrated how the future occupiers of the dwelling would remain safe when considering residual risk with appropriate allowances for climate change. As such, the proposal will pose a risk to life or property from flooding contrary to Section 14 and particularly, Paragraphs 155, 158, 159, 160 and 161 of the National Planning Policy Framework.	Deal Town Council are unable to determine a recommendation due to the inadequate nature of the plans and the complete lack of clarity about the building

18/01301	151 Beach Street, Deal, CT14 6JT	Fire damage repair work including: Replacement front door & door case. Replace basement & ground floor timber joists. Insert new timber structural tie beam to front elevation	Granted	No objections
18/01231	36 Beaconsfield Road, Deal, CT14 7DA	Erection of single storey rear extensions, insertion of 2no. first floor windows with balustrade to rear elevation, replacement windows to front elevation and 0.5m brick wall to front boundary	Granted	No objections
18/01389	31 Stanhope Road, Deal, CT14 6AD	Erection of a single storey outbuilding for ancillary accommodation (existing shed and part of rear brick wall to be demolished)	Granted	No objections
18/01286	151 Beach Street, Deal, CT14 6JT	Installation of replacement door and door case	Granted	No objections
18/01256	68 Cowdray Square, Deal, CT14 9EU	Erection of a two storey side extension, front porch extension and formation of vehicular access and driveway (existing storage sheds to be demolished)	Granted	No objections
18/01287	22 William Pitt Avenue, Deal, CT14 9QF	Erection of a single storey rear extension (retrospective)	Granted	No objections
19/00008	3 Claremont Road, Deal, CT14 9TX	Conversion of garage to facilitate habitable room, insertion of front window to replace garage door	Granted	No objections
18/00954	51 Church Path, Deal, CT14 9TH	Erection of a log cabin in rear garden for the use as a holiday let (existing wooden pigeon loft to be demolished)	Granted	No objections