

**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  
 Tuesday 6 September 2016 in the Town Hall Chamber at 7.15pm.  
 Members of the public are welcome to attend

**AGENDA**

<b>1</b>	<b>Chairman's opening remarks:</b>	
<b>2</b>	<b>Apologies for absence:</b>	
<b>3</b>	<b>Declarations of interest:</b> To receive any declarations of interest from Members in respect of business to be transacted on the agenda.	<b>Attach 1</b>
<b>4</b>	<b>The minutes of the planning committee meeting held on 3 August 2016 for approval and signing:</b> Decision required	<b>Attach 2</b>
<b>5</b>	<b>Public participation:</b> To allow members of the public an opportunity to discuss with councillors items on the agenda. (15 minutes)	
<b>6</b>	<b>Clerks report:</b> For information purposes	<b>Attach 3</b>
<b>7</b>	<b>Highways England Consultation:</b> Decision required	<b>Attach 4</b>
<b>8</b>	<b>KCC Local Transport Plan 4:</b> Decision required	<b>Attach 5</b>
<b>9</b>	<b>Planning applications received:</b> Decisions required	<b>Attach 6</b>
<b>10</b>	<b>Tree applications received:</b> Decision required	<b>Attach 7</b>
<b>11</b>	<b>DDC decisions:</b> For information purposes	<b>Attach 8</b>
	<b>Date of next meeting:</b> 5 October 2016	
	Mrs Kelly Lawrence, Planning Clerk: <i>K Lawrence</i> 30/8/16	
	Cc: Cllr Hartley, Cllr D Harper Cllr Elliott, Cllr Inch, Cllr Bond, Cllr Butler, Cllr Tomaszewski, Cllr Friend, Cllr K Lee Mr R Green and Mr R Smyth	



## Declarations of Interest

ATTACH 1

### 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 3 August 2016**

**Present:**

Cllr C Hartley (Chairman)  
 Cllr D Harper (Vice Chairman)  
 Cllr A Friend  
 Cllr W Elliott  
 Mr Robin Green (Co-opted member Deal Society)

Cllr P Inch  
 Cllr T Bond  
 Cllr N Tomaszewski  
 Cllr K Lee

**Officer:** Mrs K Lawrence – Planning Clerk

**others:** 11 members of the public

<p><b>Chairman's opening remarks:</b> The Chairman welcomed everyone to the meeting and advised on the emergency fire procedures and that the Fire Marshall on duty was Andrew Kononowicz. He then advised that there were three additional applications to be added to the agenda due to Dover District Council time restraints which included the following:          16/00554: 11 Alfred Row - Erection of a detached dwelling (partial demolition of existing dwelling with the existing rear extension to be retained)          16/00530: Site adjacent to 5, Friends Close - Erection of a detached dwelling          Street Furniture Consent: Saracens Head, 1 Alfred Square</p>				
<p><b>Apologies for absence:</b> Mr R Smyth</p>		<p><b>Absent:</b> Cllr L Butler</p>		
<p><b>Declarations of interest:</b>          Cllr A Friend declared an OSI for agenda item 8: 16/00788 36 Cavell Square, 16/00830 1 Friends Close and 16/00530 Site adjacent to, 5 Friends Close as applicants are relatives          Cllr W Elliott declared an OSI for agenda item 8: 16/00788 36 Cavell Square as applicant are relatives</p>				
<p><b>Minutes of the previous meeting held on 6 July:</b> RESOLVED: To accept the minutes of the planning committee meeting held on 6 July 2016 as a true and accurate record. (P) AF (S) WE Agreed. The minutes were duly signed by the Chairman</p>				
<p><b>Public Participation:</b> The Chairman advised that some members of the public would be speaking at item 8 on the relevant planning applications</p>				
<p><b>Clerks report:</b> RESOLVED: Cllr T Bond requested that all Cllrs keep on top of the monthly Southern Water reports for updated information. Members agreed to note the report (P) AF (S) KL Agreed</p>			<p>All Cllrs</p>	
<p><b>Proposed Neighbourhood Plan:</b> RESOLVED: Cllr T Bond to forward documents obtained from DDC on Neighbourhood Plan Guidelines to all Cllrs and Planning Clerk and for the planning committee to consider how they wish to move forward on the production of a Neighbourhood plan at a future planning meeting. (P) AF (S) WE Agreed</p>			<p>Cllr Bond</p>	
<p><b>Planning applications received:</b>          The Chairman changed the order in which the applications were discussed</p>				
<p><b>NUMBER</b></p>	<p><b>ADDRESS</b></p>	<p><b>PROPOSAL</b></p>	<p><b>DECISION</b></p>	
<p>16/00554</p>	<p>11 Alfred Row, Deal, CT14 6LJ</p>	<p>Erection of a detached dwelling (partial demolition of existing dwelling with the existing rear extension to be retained)</p>	<p>RESOLVED: Object on the grounds of loss of amenity space            P) WE S) AF Agreed            TB and NT Abstained</p>	
<p>Members of the public made the following comments in relation to planning application 15/00530, Site adjacent to, 5 Friends Close:</p>				

- Current unadopted road and uneven pavements including raised manhole covers are a danger to local children causing injury and regular damage to residents cars
- Problems with lack of parking as area already overcrowded
- Health and safety issues as bricks and various building debris left behind by developer from previous builds raising unhealthy interest with local children
- Concerns over severe flooding
- Promises to complete previous planning conditions not met
- Heavy construction traffic during build will be unable to manoeuvre around site safely
- Site previously promised to become a green area for children's play area
- Concerns with over shadowing and overlooking neighbouring property
- No trees or green areas as previously promised

The planning committee then discussed the application:

16/00530	Site adjacent to, 5 Friends Close, Deal, CT14 6FD	Erection of a detached dwelling	<p>Cllr A Friend declared an OSI as applicant is a family member and left the meeting</p> <p><b>RESOLVED: Strongly Object</b> as the promised completion to both the road and paths by developer is yet to be done meaning they remain unadopted causing major health and safety issues and damage to residents vehicles, additional dwelling will mean lack of car parking space, residents previously promised site would become green area incorporating a children's play area and no additional build would take place by developer, concerns over possible flooding and over shadowing. If application granted previous conditions should be met before any additional build considered as would be a breach of previous planning conditions.</p> <p>P) WE S) KL Agreed TB Abstained</p> <p>The planning committee then requested the chairman to write to KCC Highways to report the issues raised.</p>
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Chairman

Members of the public made the following comments in relation to planning application 16/00830, 1 Friends Close:

- Issue of current ownership of land
- New gate blocking neighbours access
- Lack of parking as resident currently using allocated parking spaces as a garden

The planning committee then discussed the application:

16/00830	1 Friends Close, Deal, CT14 6FD	Retrospective application for the erection of a pair of entrance gates and a side gate	RESOLVED: Object as contravenes DDC's original planning conditions P) KL S) PI Agreed TB Abstained
Street Furniture Consent	Saracens Head, 1 Alfred Square, Deal, CT14 6LS	4 tables and 16 chairs 10.00 to 23.00	Cllr A Friend returned to the meeting RESOLVED: Object as will be a major detriment to area at night, extreme noise, may encourage street drinking carrying beverages across highway will produce health and safety risk, does not comply with KCC regulations regarding pedestrian access P) WE S) AF TB Abstained

1 member of public made the following comments in relation to planning application 16/00706, Site South of Marlborough Road:

- Concerned over access entrance
- Concerns on the mixing of additional dwellings so close to commercial properties
- Movement of heavy site traffic is a concern

The planning committee then discussed the application:

16/00706	Site south of Marlborough Road, Deal, CT14 9LE	Outline application for the erection of nine dwellings (all matters reserved)	RESOLVED: Object due to the loss of industrial land if application were to be granted P) WE S) KL Agreed TB and DH Abstained
16/00106	16 Manor Road, Deal, CT14 9BT	Creation of a vehicular access	Cllr Hartley left the room Cllr Harper chaired the item RESOLVED: No objections P) AF S) NT Agreed
16/00838	24 & 24A, Mill Hill, Deal, CT14 9EN	Conversion of existing building from two flats to two dwelling houses with a two storey extension to 24 (existing extensions to be demolished) and erection of a first floor conservatory to no.22	Cllr Hartley returned to the meeting Cllr Harper continued to chair the item RESOLVED: No objections P) NT S) PI Agreed CH, TB and AF Abstained
16/00788	36 Cavell Square, Deal, CT14 9HR	Erection of a two storey rear extension	Cllr Hartley re took the chair Cllr W Elliott and Cllr A Friend declared an OSI as applicants are relatives and left the meeting RESOLVED: No objection P) NT S) KL Agreed TB Abstained

16/00670	Old Exchange, Stanhope Road, Deal, CT14 6AD	Erection of a two storey side extension	Cllr A Friend and Cllr W Elliott returned to the meeting RESOLVED: No objection P) AF S) WE Agreed
16/00714	14 Dolphin Street, Deal, CT14 6LX (LB)	Damp proof works to rear wall	RESOLVED: No objections P) AF S) WE Agreed
16/00580	195 & 195A. Beach Street, Deal, CT14 6LZ	Installation of a replacement flue	RESOLVED: No objections P) WE S) KL Agreed
16/00784	1 Young Close, Deal, CT14 9XH	Conversion of garage to habitable room and erection of a garden shed	RESOLVED: No objections P) NT S) AF Agreed TB Abstained
16/00574	Milestone House, 188 London Road, Deal, CT14 9PW	Erection of a single storey building to be used as a 'day care suite' (existing garage to be demolished)	RESOLVED: Refer to DDC Heritage Officer P) AF S) NT Agreed TB Abstained
9	<b>DDC decisions: RESOLVED: Members agreed to note the report (P) WE (S) AF Agreed</b>		
The Chairman closed the meeting at 9pm			
<b>Date of next meeting: 6 September 2016</b>			



**Deal Town Council's Planning Committee 6 September 2016****Clerks Report****Correspondence Received:** (For member's information)

The following Planning Applications have now been withdrawn and no further action will be taken:

**16/00604 Land Fronting & 47 High Street: Display of 1 no. removable barrier**

Deal Town Council's comments when discussed were as follows: Object as over intensification resulting in High Street becoming cluttered possibly causing hazard to pedestrians, will hinder emergency vehicles, loss of public amenity and out of character

**16/00605 Ship Cottage, 134 Middle Street: Change colour of elevations to Farrow and Ball Inchyra Blue no.289, windows to Farrow and Ball Downpipe no.26, replace lower glazing with 'Artic' prism glass and replace existing yard gate**

Deal Town Council's comments when discussed were as follows: No objection

**16/00552 43 Canute Road: Construction of a hardstanding and garage**

Deal Town Council's comments when discussed were as follows: No objection

**Planning Application Appeals** (For members' information)

Dover District Council has received the following appeals:

**15/01202, 4-6 Princes Street: Installation of replacement UPVC windows to front and rear elevations, dated 26<sup>th</sup> July 2016**

Deal Town Council's decision when the application was discussed was to propose no objection

**16/00369, 14 Sondes Road: Re-painting of front elevation, dated 9<sup>th</sup> August 2016**

Deal Town Council's decision when the application was discussed was to propose no objection

**Planning Applications:**

20 extensions were granted in order for them to be discussed tonight

Kelly Lawrence,

Planning Officer 24/8/16



## DEAL TOWN COUNCIL MEMORANDUM

**To:** Cllr C Hartley, Chairman of Deal Town Council Planning Committee,  
Committee members

**From:** Kelly Lawrence, Planning Officer

**Date:** 17 August 2016

**Subject:** Highways England Consultation

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Highways England has started its consultation on "Managing freight vehicles through Kent – A consultation on proposals for a Lorry Area at Stanford West".

The consultation document contains a questionnaire which can be completed online or returning a hard copy to Highways England by e-mail or by post, the consultation document and interim environmental assessment can be found via the following link:-  
[www.highwaysengland.citizenspace.com/he/managing-freight-vehicles-through-kent](http://www.highwaysengland.citizenspace.com/he/managing-freight-vehicles-through-kent).

**The deadline for comments to Highways England is by 11.45pm on 23 September 2016.**

Highways England are holding a number of public information events as shown below:-

Date	Time	Venue
Saturday 10 September	12pm-6pm	Lympne Village Hall, Aldington Road, Lympne, CT21 4HL
Monday 12 September	2pm-8pm	Dover Town Hall, The Maison Dieu, Biggin Street, Dover, CT16 1DL
Wednesday 14 September	2pm-8pm	St Mary's Church, Bentley Road, Willesborough, TN24 0LB

**Decision required:** Members to consider how they wish to respond to this Consultation



**DEAL TOWN COUNCIL MEMORANDUM**

**To:** Cllr C Hartley, Chairman of Deal Town Council Planning Committee,  
Committee members  
**From:** Kelly Lawrence, Planning Clerk  
**Date:** 17 August 2016  
**Subject:** KCC Local Transport Plan 4 2016

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**KCC Local Transport Plan 4 2016****Consultation Overview**

Kent County Council (KCC) has invited Deal Town Council to comment on their production of the new Local Transport Plan 4

The plan highlights priority schemes that are nationally important, such as new Lower Thames Crossing and a solution to Operation Stack, as well as priority local schemes across Kent

KCC has a statutory duty to produce a Local Transport Plan. They are currently writing a new plan, to replace Local Transport Plan 3, 2011-2016.

Full details of the Local Transport Plan 4 can be found at: [www.kent.gov.uk/localtransportplan](http://www.kent.gov.uk/localtransportplan) where you will be able to read a copy of the draft, answer the online questionnaire, and access their draft Equality Impact Assessment and Strategic Environmental Assessment.

The consultation will run until the 30<sup>th</sup> of October 2016.

**Decision required:** Members to consider how they wish to respond to this Consultation



DEAL TOWN COUNCIL – PLANNING APPLICATIONS

6 September 2016

ATTACH 6

NUMBER	ADDRESS	WARD	PROPOSAL	DECISION
16/00860	Grosvenor Mansions, including, 1-11 Queen Street, Deal, CT14 6ET	ND	Change of use and conversion of first floor offices to six one two bedroom apartments	
16/00906	Queen Street Surgery, 13A Queen Street, Deal, CT14 6ET	ND	Erection of 2 semi-detached dwellings, change of use and conversion of doctors surgery to one 3 bed flat and 4 two bed flats, and construction of a mansard roof (existing extension to be demolished)	
16/00908 (LB)	The Old Admiral Penn, 79 Beach Street, Deal, CT14 6JA	ND	Remove existing ceiling and rafters from bedroom. New collar ties inserted at high level to form a vaulted ceiling with new plasterboard	
16/00929	Kingfishers, 10A Griffin Street, Deal, CT14 6LQ	ND	Installation of two new windows; alterations to one window opening and replacement window; and removal of an existing window and new window opening formed to rear elevation	
16/00933	Kingfishers, 10A Griffin Street, Deal, CT14 6LQ	ND	Erection of a single storey rear extension	
16/00945	89A High Street, Deal, CT14 6ED	ND	Installation of a new shop front	
16/00954	199 High Street, Deal, CT14 6BL	ND	Erection of front and rear dormer roof extensions, cladding and installation of 2 roof lights to rear extension, erection of an infill roof extension and installation of roof light (existing outbuilding to be demolished)	
16/00841	16 St Andrews Road, Deal, CT14 6AT	ND	Erection of a single storey rear extension (existing garage to be demolished)	





16/00845	Quarterdeck, 37 Beach Street, Deal, CT14 6HY	ND	Removal of window and replace with a door with fan light over, installation of 2no. panels for air conditioning units and 1no. panel for air intake for cooker hood extract system. Removal of existing rainwater downpipe and 2no. air bricks all works to the North East elevation	
16/00670	Old Exchange, Stanhope Road, Deal, CT14 6AD	ND	Erection of a two storey side/rear extension (to form enclosed staircase) and alterations to first floor side window	
16/00958	Land to rear of 92 and 94, Northwall Road, Deal, CT14 6PP	ND	Erection of a detached dwelling and creation of access	
16/00956	Church Hall, Stanley Road, Deal, CT14 7BT	ND	Variation of condition 2 of planning permission (DOV/16/00284) to allow amendments to the approved plans (application under Section 73)	
16/00961 (LB)	112 Middle Street, Deal, CT14 6JX	ND	Erection of a rear extension (existing to be demolished)	
16/00905 (LB)	112 Middle Street, Deal, CT14 6JX	ND	Remove existing ceilings to 2 <sup>nd</sup> floor rooms. Replace the timber ties at a higher level with new plasterboard ceilings	
16/00931	135 Middle Street, Deal, CT14 6JZ	ND	Erection of a single storey rear extension, two front dormer roof extensions and installation of 3 rear rooflights	
16/00888	20 St Georges Road, Deal, CT14 6BA	ND	Re-painting front elevation in Oakwood Grey and the two front windows and plaster decoration in white	
16/00796	88 Mill Hill, Deal, CT14 9JB	MH	Change of use to beauty salon (As Amended)	
16/00902	88 Mill Hill, Deal, CT14 9JB	MH	Display of a non-illuminated fascia sign	
16/00838	24 & 24A, Mill Hill, Deal, CT14 9EN	MH	Conversion of existing building from two flats to two dwelling houses with a two storey extension to 24 (existing extensions to be demolished) and erection of a first floor conservatory to no.22	



16/00863	147 London Road, Deal, CT14 9TZ	MD	Creation of a vehicular access and hardstanding	
16/00870	108 London Road, Deal, CT14 9TY	MD	Erection of a single storey side and rear flat roof extension with skylights (existing extension to be demolished)	
16/00907	18 Orchard Avenue, Deal, CT14 9RW	MD	Erection of a rear conservatory extension	



**DEAL TOWN COUNCIL**

**TREE ORDERS – 6 September 2016**

<b>NUMBER</b>	<b>ADDRESS</b>	<b>PROPOSAL</b>	<b>DECISION</b>
16/00886	4 & 5 Bevan Close, Deal, CT14 9FW	Fell 2 x sycamores and crown reduce 5 x sycamores by 3 metres and thin by 20%	



## Dover District Council Decisions – 6 September 2016

ATTACH 8.

App No.	Location	Proposal	DDC's Development Control decision	Deal Town Council's Rec
16/00595	10 North Street, Deal, CT14 6NA	Replacement of windows and doors	Granted	Object as materials to be used not stipulated
16/00596	10 North Street, Deal, CT14 6NA	Replacement of windows and doors	Granted	Object as materials to be used not stipulated
16/00607	Land fronting & 47 High Street, Deal, CT14 6EL	Change of use of land to outdoor seating area (3 tables and 6 chairs)	Granted	Object as over intensification resulting in High Street becoming cluttered, will hinder access for emergency vehicles, loss of public amenity and out of character
16/00707	Land rear of 48 Mill Hill, Deal, CT14 9EW	Erection of a detached dwelling and associated parking.	Refused. The reasoning underlying such refusal is as follows:-1 The proposed development if permitted, due to its size, scale and siting would represent an unacceptable intensification of and cramped form of development in this location which would not respond well to the spatial character of the area, and which would be likely to result in unacceptable levels of harm from overlooking and	Object to this planning application on both KCC Highway grounds and over development of site also contravenes DDC back land development law

	<p>conflicting use of space, harmful to the quality of the built environment and residential amenity contrary to the aims and objectives of paragraphs 17, 56 and 64, in particular, of the National Planning Policy Framework. 2 The applicant has failed to demonstrate adequate parking and turning facilities within the site, the lack of which would result in the likelihood of occupiers of, and visitors to the proposed dwelling reversing onto the highway. The proposal would therefore be likely to result in a detrimental impact on highway safety contrary to the aims and objectives of paragraph 34, 35 of the National Planning Policy Framework and policy DM11 of the Dover District Councils Core Strategy.</p>		
16/00691	11 Frederic Road, Deal, CT14 9HB	Erection of a two storey rear extension (existing single storey extension to be demolished)	Granted
16/00106	16 Manor Road, Deal, CT14 9BT	Creation of a vehicular access	Granted
16/00629	Deal Town Council, High Street, Deal, CT14 6TR	Install a public defibrillator 'AED' to the front elevation	Granted



	Deal, CT14 7BG	house to residential dwelling (Use Class C3)	Erection of extensions and refurbishment works to include solar panels, roof lights, balconets and associated alterations (amended description)	Granted	No objection
16/00510	Norman Tailyour House, Hope Road, Deal, CT14 7UP	Erection of extensions and refurbishment works to include solar panels, roof lights, balconets and associated alterations (amended description)	Erection of extensions and refurbishment works to include solar panels, roof lights, balconets and associated alterations (amended description)	Granted	No objection
16/00585	Kingfishers, 10A Griffin Street, Deal, CT14 6LQ	Re-rendering of dwelling and side wall, replacement black cast iron guttering, replacement windows and changing colour of windows and doors	Re-rendering of dwelling and side wall, replacement black cast iron guttering, replacement windows and changing colour of windows and doors	Granted	No objection
16/00701	Land Fronting St Georges Church, High Street, Deal, CT14 6BB	Change of use of land to facilitate outdoor seating area (8 tables and 16 chairs) in connection with 102 High Street	Change of use of land to facilitate outdoor seating area (8 tables and 16 chairs) in connection with 102 High Street	Refused. The reasoning underlying such refusal is as follows:-1 The development, if permitted, by virtue of staff/pedestrians/patrons crossing and using the highway, would be likely to result in severe harm to traffic and/or those using the highway and would fail to provide a suitably safe, accessible environment for all people, harmful to highway safety, contrary to paragraphs 14 and 32 in particular of the NPPF.	Object as loss of visual amenity, will degrade the environment fronting St Georges Church

16/00101	68 London Road, Deal, CT14 9TF	Change of use to residential institution (class D1) and erection of a three storey building linking to 70 London Road (existing dwelling to be demolished)	Granted	No objection
16/00714	14 Dolphin Street, Deal, CT14 6LX	Damp proofing works to rear wall	Granted	No objection
16/00554	11 Alfred Row, Deal, CT14 6LT	Erection of a detached dwelling (partial demolition of existing dwelling with the existing rear extension to be retained)	Granted	Object on the grounds of loss of amenity space
16/00580	195 & 195A Beach Street, Deal, CT14 6LZ	Installation of a replacement flue	Granted	No objection
16/00788	36 Cavell Square, Deal, CT14 9HR	Erection of a two storey rear extension	Granted	No objection