

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 7 February 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 3 January 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	KCC Kent Minerals and Waste Local Plan: Decision required	Attach 3
7	Planning applications received: Decisions required	Attach 4
8	DDC decisions: For information purposes	Attach 5
	Date of next meeting: 7 March 2019	
	Mrs Kelly Lawrence, Planning Clerk: <i>Kelly Lawrence</i> 31/1/19	
	Cc: Cllr Hartley, Cllr D Harper, Cllr Inch, Cllr Cronk, Cllr Tomaszewski, Cllr K Lee, Cllr S Parker, Mr R Green, Ms E Fogarty, Mr O Richardson and Mr C 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.	

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 January 2019 starting at 7.15pm

Present:

Cllr D Harper (Vice Chairman)
 Cllr N Tomaszewski
 Cllr K Lee
 Cllr P Inch
 Cllr S Parker

Mr R Green (Co-opted member Deal Society)
 Mrs E Fogarty (Co-opted member FOND)
 Mr Oliver Richardson (Co-opted member)

Officers: Mrs Kelly Lawrence**Others:** 5 members of the public

1	Chairman's opening remarks: The Chairman welcomed everyone to the meeting then wished all a Happy New Year he then advised on the emergency fire procedures and that the Fire Warden on duty is Andrew Kononowicz. He then announced the sad news that Cllr Colin Hartley's wife had recently passed away and wished to pass on the committee's condolences.	Action																
2	Apologies for absence: Cllr C Hartley and Mr C Turner (Co-Opted member) Absent: Cllr D Cronk																	
3	Declarations of interest: None received																	
4	Minutes of the previous meeting held on 10 December 2018: Members RESOLVED: To accept the minutes of the planning committee meeting held on 10 December 2018 as a true and accurate record subject to adding Cllr David Cronk in the list of names present. The minutes were then agreed and duly signed by the Chairman. (P) NT (S) KL All agreed	Planning Clerk & Chairman																
5	Public Participation: No members of the public wished to speak																	
6	<p>Planning applications received:</p> <p>Members of the public raised the following concerns on planning application 18/01243: Land to the rear of 20-34, Western Road:</p> <ul style="list-style-type: none"> • Over-development of site • Area currently already under stress with traffic congestion • Manoeuvrability concerns for heavy construction vehicles during build due to lack of space • Insufficient parking for number of dwellings • Overlooking and privacy concerns on neighbouring properties • Concerns over footpath ownership • Loss of amenity space 	Planning Clerk																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">REFERENCE</th> <th style="text-align: left;">ADDRESS</th> <th style="text-align: left;">PROPOSAL</th> <th style="text-align: left;">DESCISION</th> </tr> </thead> <tbody> <tr> <td>18/01243</td> <td>Land to the rear of 20-34, Western Road, Deal, CT14 6RX</td> <td>Erection of 6no. dwellings and associated parking (amended drawings and new information)</td> <td>RESOLVED: Object over concerns with lack of accessibility for emergency and service vehicles and issues raised by County Highways. Rights of way are unclear on application. Over-development of site and out of keeping with the area P) KL S) NT All Agreed</td> </tr> <tr> <td>18/01305</td> <td>189 Beach Street, Deal, CT14 6LY</td> <td>Variation of Condition 2 (approved drawings) to allow amendments to the exterior finish of planning permission DOV/16/01114</td> <td>RESOLVED: No objections P) KL S) PI All Agreed</td> </tr> <tr> <td>18/01306</td> <td>189 Beach Street, Deal, CT14 6LY</td> <td>Variation of Condition 2 (approved drawings) to</td> <td>RESOLVED: No objections</td> </tr> </tbody> </table>	REFERENCE	ADDRESS	PROPOSAL	DESCISION	18/01243	Land to the rear of 20-34, Western Road, Deal, CT14 6RX	Erection of 6no. dwellings and associated parking (amended drawings and new information)	RESOLVED: Object over concerns with lack of accessibility for emergency and service vehicles and issues raised by County Highways. Rights of way are unclear on application. Over-development of site and out of keeping with the area P) KL S) NT All Agreed	18/01305	189 Beach Street, Deal, CT14 6LY	Variation of Condition 2 (approved drawings) to allow amendments to the exterior finish of planning permission DOV/16/01114	RESOLVED: No objections P) KL S) PI All Agreed	18/01306	189 Beach Street, Deal, CT14 6LY	Variation of Condition 2 (approved drawings) to	RESOLVED: No objections	
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		allow amendments to the proposed window and door of planning permission DOV/17/00369	P) KL S) PI All Agreed
18/01269	93 Middle Street, Deal, CT14 6JN	Partial infill ground floor rear extension with metal French doors, replacement second floor timber casement window, replacement fine line metal glazing to roof and French doors with replacement metal gutter and downpipe to conservatory	RESOLVED: No objections P) NT S) KL All Agreed
18/01270 (LB)	93 Middle Street, Deal, CT14 6JN	Install damp proof membrane system to lower ground internal walls & ground floor living room. Replacement 2 nd floor rear window. Replacement ground floor rear conservatory. Insert lower ground rear glazed doors. Re-painting of front elevation	RESOLVED: No objections P) NT S) KL All Agreed
18/01231	36 Beaconsfield Road, Deal, CT14 7DA	Erection of single storey side and rear extensions, replacement window, insertion of additional window with balustrade to first floor and rear elevation, replacement timber windows to front elevation, window infill to first floor side elevation and 0.5m brick wall to front boundary	RESOLVED: No objections P) KL S) NT All Agreed
18/01323	14 King Edward Road, Deal, CT14 6QL	Erection of single storey and first floor side extensions (existing side extension to be demolished)	RESOLVED: No objections P) NT S) SP All Agreed
18/01277	Land r/o 32 Cannon Street, Fronting Athelstan Place, Deal, CT14 6QA	Change of use of garage to dwelling (Use Class C3) (retrospective)	RESOLVED: Unable to determine a recommendation due to the inadequate nature of the plans and the complete lack of clarity about the building P) DH S) SP All Agreed

	18/01287	22 William Pitt Avenue, Deal, CT14 9QF	Erection of a single storey rear extension (retrospective)	RESOLVED: No objections P) NT S) SP All Agreed	
	18/01312	14 London Road, Deal, CT14 9TB	Creation of a vehicular access (removal of part of the wall)	RESOLVED: Object on highway and pedestrian safety concerns, volume of traffic and manoeuvrability difficulties P) NT S) PI All Agreed	
	18/01214	Land Fronting Bevan Close & r/o 223 Telegraph Road, Deal, CT14 9DU	Erection of a detached dwelling, formation of car parking and construction of a vehicular access	RESOLVED: No objections P) NT S) SP Agreed Cllr K Lee Abstained	
7	Tree applications received:				Planning Clerk
	NUMBER	ADDRESS	PROPOSAL	DECISION	
	18/01326	6 Tormore Park, Deal, CT14 9UY	Fell three Sycamores Re-pollard one lime tree Re-pollard one horse chestnut Crown reduce one oak by 2 metres	RESOLVED: Object as the trees fully compliment the surrounding area P) NT S) SP Agreed Cllr D Harper and Cllr P Inch Abstained	
8	DDC decisions: Members RESOLVED: To note the report. (P) DH (S) KL All Agreed				
	The Chairman closed the meeting at 8.20pm				
	Date of next meeting: 7 February 2019				

DEAL TOWN COUNCIL MEMORANDUM

To: Cllr C Hartley, Chairman of Deal Town Council Planning Committee,
Committee members
From: Kelly Lawrence, Planning Clerk
Date: 30 January 2019
Subject: Kent Minerals and Waste Sites Plans

Deal Town Council has been sent the following information from Kent County Council:

Kent County Council – January 2019

Consultation on the Minerals Sites Plans (Pre-Submission Consultation)

Consultation on the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30

The County Council is now seeking views on the soundness and legal compliance of:

- The Draft Mineral Sites Plan
- The Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30

Both consultations are being carried out under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and this will be an opportunity to comment on either document before they are submitted to the Secretary of State for Independent Examination. Any views received will be forwarded to the Secretary of State for consideration as part of the examination.

The consultation period for both projects will run for 8 weeks from 09:00 on Friday 11th January 2019 and will close on Friday 8th March at midnight.

The consultations will commence online on KCC consultation portal at <http://consult.kent.gov.uk/portal/> from 09:00 on Friday 11th January 2019. From that date you will be able to submit comments on the Plan and the accompanying evidence base papers and assessments.

Representations on the Kent Mineral Sites Plan should be submitted by **midnight on 8 March 2019**. **Late representations will not be accepted.**

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

REFERENCE	ADDRESS	WARD	PROPOSAL	DECISION
1 18/01395	Regent & Land Adjacent to Time Ball 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 café/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	
2 18/01286	151 Beach Street, Deal, CT14 6JT	ND	Installation of replacement door and door case	
3 18/01301 (LB)	151 Beach Street, Deal, CT14 6JT	ND	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	
4 18/00967 (LB)	153 Middle Street, Deal, CT14 6JZ	ND	Replacement panelling. Insert new stud partition wall linings. Relining of existing staircase. Replacement rear door. Remove alcove cupboard to living room. Cleaning of exposed timber beams.	
5 19/00002	72 & 73 The Marina, Deal, CT14 6NS	ND	Erection of third floor extension, extending over 72 & 73 The Marina (existing third floor building to be demolished)	
6 18/01347	Wellington Lodge, Basement and Flat 1, 15 Prince of Wales Terrace, Deal, CT14 7BE	ND	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)	
7 18/01389	31 Stanhope Road, Deal, CT14 6AD	ND	Erection of a single storey outbuilding for ancillary accommodation (existing shed and part of rear brick wall to be demolished)	
8 18/00913	The Odd Fellows Hall, 19 Century Walk, Deal, CT14 6AL	ND	Raise roof of existing garage to facilitate conversion into habitable accommodation	

9	18/01310	20 Park Street, Deal, CT14 6AG	ND	Replacement of existing windows and doors with upvc	
10	18/01256	68 Cowdray Square, Deal, CT14 9EU	MH	Erection of a two storey side extension, front porch extension and formation of vehicular access and driveway (existing storage sheds to be demolished)	
11	18/01357	1 Sydney Road, Deal, CT14 9JP	MH	Outline application for the erection of a dwelling and demolition of existing garage and shed (appearance to be reserved)	
12	19/00008	3 Claremont Road, Deal, CT14 9TX	MD	Conversion of garage to facilitate habitable room, insertion of front window to replace garage door	
13	19/00094	365 Middle Deal Road, Deal, CT14 9SN	MD	Change of use from holiday let to dwelling	

Deal Town Council
Dover District Council Decisions
7 February 2019

ATTACH 5

App No	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
18/00978	11 St Richards Road, Deal, CT14 9JR	Erection of detached dwelling, access driveway and associated landscaping	Refused: The reasoning underlying such refusal is as follows:- 1 The proposed development would constitute unacceptable back-land development, out of keeping with the established pattern of development in the locality. It would result in a cramped overdevelopment of the site and would be detrimental to the prevailing spatial and visual character of the area. The intensified use of the site would result in an unacceptable impact upon the amenities of neighbouring occupiers through the introduction of vehicle movements and the associated activity and disturbance that would arise from these movements. The proposed development would not represent sustainable development and is therefore contrary to paragraph 127 of the NPPF.	Object as over development of site and would have a negative impact on neighbouring properties
18/01029	51 Church Lane, Deal, CT14 9QJ	Erection of a detached bungalow (existing workshop to be removed) (amended plans) (re-advertisement)	Granted	Object on the grounds stated in Mr Bates letter of objection which are as follows: The plan show the NE flank wall constructed on the driveway boundary, and only 3 metres from the corner bifold windows of our approved 49a There appears no thought given to foundation/footings without disturbing the driveway, not owned by them The NE flank wallside of the property projects approximately 4metres towards the NW, in front of no49a, will impede on the line of sight especially from the dining room bifolds of no49a The NE flank wallside of the property projects approximately 4metres

18/01125	29 College Road, Deal, CT14 6DD	Erection of a single storey rear extension with alterations to the roof of the existing two storey extension, replacement windows, doors and rainwater goods (rear out-building to be demolished)	Granted	towards the NW, in front of 49a, will create an over bearing and claustrophobic impact on the dining room of 49a The NE flank wallside of the property projects approximately 4metres towards the NW, in front of no49a, will cause loss of light during the latter parts of the day No objections
18/01179	101 Beach Street, Deal, CT14 6JQ	Remove cement render from the external elevations and replacement with lime render. Installation of cast iron airbricks. Replace window sashes only to north and west elevations	Granted	No objections
18/01162	Bowling Green Tavern, 164 Church Path, Deal, CT14 9UD	Display of 1no. externally illuminated fascia sign, 1no. externally illuminated hanging sign, 1no. non-illuminated post sign, 5no. wall mounted non-illuminated boards, 1no. free standing non-illuminated sign and erection of 3no. LED flood lights and 2no. lanterns	Granted	No objections
18/00951	298 St Richards Road, Deal, CT14 9LG	Erection of a single storey rear extension (existing rear extension to be demolished)	Granted	No objections

18/01227	Airendy Avenue, Deal, CT14 9AZ	erection of an attached dwelling with associated parking, vehicular access, 1.8m high fence to boundaries and alterations to existing house	Granted	Object as over development of site
18/00712	203 Sandown Road, Deal, CT14 6QS	Erection of a single storey rear extension, first floor rear extension and no2. Dormer windows	Granted	No objections
18/01240	36 The Marina, Deal, CT14 6NH	Certificate of Lawfulness (Proposed) for the erection of a rear dormer roof extension and installation of 2no. rooflights to front roofslope	Granted	N/A
18/01285	Chalfont, 4 Gilham Grove, Deal, CT14 9AX	Certificate of Lawfulness (Proposed) for the installation of 5no. rooflights to sides and rear roofscopes	Granted	N/A

