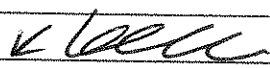


**DEAL TOWN COUNCIL**  
**Town Hall, High Street Deal**  
**Kent CT14 6TR**  
**Tel: 01304 361999**

You are summoned to attend the Planning Committee meeting to be held on  
 Thursday 7 June 2018 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 2 May 2018 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>Co-opted members:</b> Decisions required	<b>Attach 4</b>
<b>8</b>	<b>DDC Statement of Community Involvement Consultation:</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 July 2018	
	Mrs Kelly Lawrence, Planning Clerk:  31/5/18	
	Cc: Cllr Hartley, Cllr D Harper, Cllr Inch, Cllr Cronk, Cllr Tomaszewski, Cllr K Lee	
	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 <a href="http://www.deal.gov.uk">www.deal.gov.uk</a> 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 2 May 2018**

**Present:**

Cllr C Hartley (Chairman)  
 Cllr D Harper  
 Cllr P Inch  
 Cllr K Lee

Cllr A Friend  
 Cllr N Tomaszewski  
 Cllr T Bond  
 Mr Robin Green (Co-opted member The Deal Society)  
 Mr Bill Elliott (Co-opted member FOND)

**Officer:** Mrs Kelly Lawrence – Planning Clerk**Others:** 7 members of the public

1	<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 Warden on duty is Michael Reeve. He announced the sad news that Cllr Wayne Elliott had recently passed away. Cllr Friend then spoke in tribute of Cllr Elliott.</p> <p>The committee held a one minute silence in memory of Cllr Elliott</p>			<u>Action</u>	
2	<b>Apologies for absence:</b> All present				
3	<b>Declarations of interest:</b> To be taken at the item				
4	<p><b>Minutes of the previous meeting held on 4 April 2018:</b> Members RESOLVED: To accept the minutes of the planning committee meeting held on 4 April 2018 as a true and accurate record. The minutes were then agreed and duly signed by the Chairman.          (P) AF (S) NT All agreed</p> <p>The Chairman advised the public that Mr Robin Green and Mr Bill Elliott were co-opted members to the committee and this meant they were not able to vote on decisions.</p>			Chairman	
5	<b>Public Participation:</b> No members of the public wished to speak				
6	<b>Clerk's report:</b> RESOLVED: To note the report (P) AF (S) NT All agreed			Planning Clerk	
7	<p><b>Planning applications received:</b></p> <p>Members of the public raised the following concerns over application 18/00308</p> <ul style="list-style-type: none"> <li>• Proposed buildings extremely invasive</li> <li>• Concerns over access for emergency vehicles</li> <li>• Over development of site</li> <li>• Parking already an issue, extra dwellings will add to current problem</li> <li>• Planning notice has been removed</li> <li>• Plans on application are incorrect</li> </ul>				
	<b>REFERENCE</b>	<b>ADDRESS</b>	<b>PROPOSAL</b>	<b>DECISION</b>	
	18/00308	Land rear of 54, 56 & 58 Blenheim Road, Deal, CT14 7DD	Erection of three dwellings	RESOLVED: 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	Planning Clerk

			Blenheim Road) onto narrow alleyway, lack of satisfactory Construction Management Plan, site notice placed inaccessibly P) AF S) NT Agreed Cllr T Bond Abstained
18/00113	Stretton Court, Wellington Road, Deal, CT14 7UW	Erection of a front boundary wall with railings (existing wall to be demolished)	RESOLVED: No objections P) AF S) NT All agreed
18/00325	85 Middle Street, Deal, CT14 6HL	Erection of a second floor rear extension, alterations to doors and windows and replacement windows	RESOLVED: No objections P) AF S) PI All agreed
1800326 (LB)	85 Middle Street, Deal, CT14 6HL	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	RESOLVED: No objections P) AF S) PI All agreed
18/00355	28 Union Road, Deal, CT14 6EA	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)	RESOLVED: No objections P) DH S) AF All agreed
18/00176	2 Sondes Road, Deal, CT14 7BW	Erection of two front dormer roof extensions and insertion of 2np. Rooflights to facilitate the creation of an additional flat	Cllr A Friend declared a VAIO as two residents are members of the church he attends, he then remained at the meeting but did not take part in discussion RESOLVED: Object as application description does not correspond with proposed elevations drawing P) CH S) KL agreed Cllr A Friend Abstained
18/00410	Bowling Green Tavern, 164 Church Path, Deal, CT14 9UD	Erection of a detached dwelling, associated parking and formation of vehicular access following reconfiguration of pub car park	RESOLVED: No objections P) NT S) AF agreed Cllr D Harper Abstained

18/00294	302 Middle Deal Road, Deal, CT14 9SN	Erection of a single storey rear extension	RESOLVED: No objections P) NT S) KL All agreed
18/00295 (LB)	302 Middle Deal Road, Deal, CT14 9SN	Single storey rear addition	RESOLVED: No objections P) NT S) KL All agreed
18/00350	50 Mongeham Road, Deal, CT14 9PG	Erection of detached dwelling and creation of parking (existing dwelling and garage to be demolished)	RESOLVED: No objections P) AF S) DH All agreed
18/00380	52 Mongeham Road, Deal, CT14 9PG	Erection of canopy to front gabled roof, single storey rear extension, repositioning of window and door to the south east elevation	RESOLVED: No objections P) AF S) NT All agreed
18/00298	300 St Richards Road, Deal, CT14 9LG	Erection of a two storey side extension	RESOLVED: No objections P) CH S) AF All agreed
18/00343	80 Sydney Road, Deal, CT14 9XD	Erection of a first floor side extension over existing garage	RESOLVED: No objections P) AF S) NT All agreed
18/00332	9 Addelam Close, Deal, CT14 9LT	Installation of 2 no. rooflights to rear roofslope	RESOLVED: No objections P) AF S) KL All agreed

8	<b>Tree applications received:</b>			
	<b>NUMBER</b>	<b>ADDRESS</b>	<b>PROPOSAL</b>	<b>DECISION</b>
	18/00318	13 Tollgate, Deal, CT14 9UZ	Fell one horse chestnut & re pollard two horse chestnuts	RESOLVED: No objections P) AF S) PI Agreed Cllr N Tomaszewski Abstained
9	<b>DDC decisions:</b> Members RESOLVED: To note the report. (P) AF (S) DH All Agreed			
	The Chairman closed the meeting at 8.10pm			
	<b>Date of next meeting:</b> 7 June 2018			





## Clerks Report

### Additional Planning Photographs

Due to the General Data Protection Regulation (GDPR) the Planning Clerk will no longer take additional photographs of the house/sites detailed in applications, for this reason committee members are encouraged to visit the sites prior to the meeting.

### Planning Application Appeals

Dover District Council has received the following appeals:

17/01022: Land Adjacent to 44 Foster Way, Deal, CT14 9QP

Erection of a single storey dwelling with associated parking and creation of vehicular access

Dated 24 April 2018

Deal Town Council's decision when the application was discussed was *'Object as over development of site which may cause tunnelling effect, overbearing to neighbouring property and additional dwelling will cause limited parking in Foster Way.*

*Deal Town Council fully support the Inspectors Report in the Appeal Decision'*

17/01488: Site at 1 Delane Road, Deal, CT14 9RZ

Erection of an attached dwelling,

Dated 24 April 2018

Deal Town Council's decision when the application was discussed was *'No objections'*

### Planning Decisions Made Under Delegated Powers

The council were unable to secure extensions on the following applications:

#### New Street Furniture Application

The Astor Theatre:

Furniture: a maximum of 5 tables and 10 chairs

Timings: 08.30 – 17.30

Location: Astor Community Theatre, Stanhope Road, Deal

After consulting with the Chairman and Vice Chairman of the committee the Planning Clerk used her delegated powers and submitted the following:

*'Deal Town Council raise no objections'*

### New License Application

Filberts Foods

Grant of Premises License

Sale of alcohol for consumption on and off the premises

Timings: 08.30 - 17.00 Monday to Sunday

08.00 – 18.00 Christmas, New Year's Eve and Bank Holidays

Location: Filberts Foods, 87b High Street, Deal

After consulting with the Chairman and Vice Chairman of the committee the Planning Clerk used her delegated powers and submitted the following:

*'Deal Town Council raise no objections'*

### National Planning Policy Framework Government Consultations

On 5 March the Prime Minister launched a major overhaul to the National Planning Policy Framework to deliver more homes

There were two Government consultations which required views on:

- 1) Reforming developer contributions to affordable housing and infrastructure; and
- 2) Text of the National Planning Policy Framework.

The 2 consultations can be accessed via the following website:

[www.gov.uk/government/collections/national-planning-policy-framework-and-developer-contribution-consultations](http://www.gov.uk/government/collections/national-planning-policy-framework-and-developer-contribution-consultations).

The KALC Planning Advisory Committee held a meeting in April to consider the above following Government consultations. The responses will be forwarded to member councils as soon as they are produced

**Planning Applications:** 7 extensions were received in order for them to be discussed tonight

Kelly Lawrence, Planning Officer 31/05/18

## DEAL TOWN COUNCIL MEMORANDUM

**To:** Cllr C Hartley, Chairman of Deal Town Council Planning Committee,  
Committee members  
**From:** Kelly Lawrence, Planning Clerk  
**Date:** 30 May 2018  
**Subject:** **Co-opted Members**

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At the Annual general meeting of the council on 22 May council agreed committee members for the planning committee 2018/19, unfortunately they did not appoint co-opted members at this time.

The planning committee now need to consider if they wish to recommend to full council that a representative from Deal Society and Friends of North Deal (FOND) are co-opted onto the planning committee.

The Chairman of this committee has been advised that the previous representative from FOND, Mr Bill Elliott, has decided to retire from his position as co-opted member however, if the committee wish to recommend to full council that a representative from FOND is co-opted Mrs Mary Archer of FOND would be happy to take his place.

**Decision required:** Members to consider recommending to full council that a representative from Deal Society and FOND are co-opted onto the planning committee



**DEAL TOWN COUNCIL MEMORANDUM**

**To:** Cllr C Hartley, Chairman of Deal Town Council Planning Committee,  
Committee members  
**From:** Kelly Lawrence, Planning Clerk  
**Date:** 31 May 2018  
**Subject:** DDC Statement of Community Involvement Consultation

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**CONSULTATION ON A DRAFT REVISION TO THE DOVER DISTRICT COUNCIL STATEMENT OF COMMUNITY INVOLVEMENT**

Dover District Council would like to hear Deal Town Council's views or comments on the draft revision to the Council's Statement of Community Involvement

DDC's Statement of Community Involvement (SCI) sets out how, when and where the Council involves people and groups during the creation of the local plan and during the planning process.

The consultation will last for a period of six weeks, from Thursday 24<sup>th</sup> May until midnight Thursday 5<sup>th</sup> July 2018.

This draft revision amends DDC's existing SCI which was adopted in 2016. The proposed changes are needed due to recent changes to planning legislation. In particular, the draft revision now sets out the Council's policies for giving advice or assistance in relation to Neighbourhood Planning such as Neighbourhood Plans. The draft revision also contains an updated timetable for the production of the Local Plan.

A copy of the draft Statement of Community Involvement and associated key questions can be viewed at [www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/News-and-Consultations.aspx](http://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/News-and-Consultations.aspx)

You can submit your comments via the online form, or alternatively comments can be emailed to [regenerationdelivery@dover.gov.uk](mailto:regenerationdelivery@dover.gov.uk) or sent by letter to the Regeneration Delivery Section, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ.

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



7 June 2018

ATTACH (6)

REFERENCE	ADDRESS	WARD	PROPOSAL	DECISION
1 18/00535	Co-op Foodstore, Park Street, Deal, CT14 6AG	ND	Demolition of existing foodstore building, associated retail and residential units, and redevelopment of site to provide a new 1,739 sq m foodstore development with associated car parking and landscaping	
2 18/00217	47 The Marina, Deal, CT14 6NP	ND	Erection of a dwelling house, with provision of associated amenity space, parking, cycle storage and refuse provision (amended red outline)(amended red outline) (re-advertisement)	
3 18/00517	57 Beach Street, Deal, CT14 6HY	ND	Erection of first floor decked balcony area to rear elevation (retrospective)	
4 18/00391	18A, Griffin Street, Deal, CT14 6LH	ND	Replacement of timber shopfront, erection of cast iron glazed canopy to rear elevation to facilitate existing raised platform to create a balcony with steps to rear, insertion of porthole window to side elevation, external alterations, replacement timber windows, new steps and paving to main entrance (existing timber shop front to be removed)	
5 18/00392 (LB)	18A Griffin Street, Deal, CT14 6LH	ND	Alteration of existing shopfront; erection of cast iron glazed canopy to existing raised platform to create a balcony with steps to rear, removal of existing & insertion of 2no. windows to side elevation, replacement timber windows to front elevation; new steps and paving to main entrance, erection of internal partitions to ground & 1 <sup>st</sup> floor	
6 18/00416	15 Coppin Street, Deal, CT14 6JL	ND	Erection of a single storey rear extension, reduce depth of side garage roof, replace rear lobby door with window (existing shed to be demolished)	
7 18/00417 (LB)	15 Coppin Street, Deal, CT14 6JL	ND	Erection of single storey rear extension. Alterations to existing side garage. Removal of existing rear door to Lobby, with replacement window. New opening & door from existing Lobby to extension	
8 18/00534	80 Middle Street, Deal, CT14 6HL	ND	Variation of Condition 3 of planning permission DOV/15/00429 to allow the retention of mobile building	

9	18/00411	Ship Cottage, 134 Middle Street, Deal, CT14 6JZ	ND	Repaint elevations in Dulux: sea gull grey – 30YY 42-083	
10	18/00395	18 Princes Street, Deal, CT14 6DH	ND	Erection of a single storey rear extension and associated external alterations	
11	18/00415	23 St Patricks Road, Deal, CT14 6AW	ND	Erection of single storey rear extension and formation of new vehicular access and parking	
12	18/00486	114 Golf Road, Deal, CT14 6QN	ND	Erection of single storey side and rear extensions	
13	17/01522	86 London Road, Deal, CT14 9TR	MD	Erection of a single storey extension, erection of a 1.8m high security fence to the north east and south east boundary and extension to existing dropped kerb (Porta Cabin classroom to be removed) (amended plans) (re-advertisement)	
14	18/00492	Linwood Youth Centre, 92 Mill Road, Deal, CT14 9AH	MD	Erection of no.6 semi-detached dwellings, formation of new vehicular access, car parking and landscaping (existing buildings to be demolished)	
15	18/00488	Land rear of 97 London Road, Deal, CT14 9TP	MD	Erection of a detached dwelling with integral garage and parking	
16	18/00412 (LB)	Eythorne Cottage, 362 Middle Deal Road, Deal, CT14 9SN	MD	Formation of larger opening to existing ground floor North East, removal of window and insertion of French doors	
17	18/00541	135 Middle Deal Road, Deal, CT14 9RJ	MD	Erection of single storey side extension and replacement flat roof to existing extension	
18	18/00466	27a Grange Road, Deal, CT14 9TT	MD	Erection of a front porch extension (existing porch to be demolished)	



17	18/00496	I03 Church Path, Deal, CT14 9UD	MD	Erection of a rear conservatory extension	
20	18/00500	64-66, Southwall Road, Deal, CT14 9QA	MD	Erection of a 2 storey community building with associated additional parking, storage of no2 containers and relocation of Nursery's play area (existing garage to be demolished)	



**DEAL TOWN COUNCIL**

**TREE ORDERS – 7 June 2018**

<b>NUMBER</b>	<b>ADDRESS</b>	<b>PROPOSAL</b>	<b>DECISION</b>
18/00357	3 Bevan Close, Deal, CT14 9FW	Fell two sycamores and replace with one silver birch	



Deal Town Council  
Dover District Council Decisions

7 June 2018

App No.	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
18/00104	23 High Street, Deal, CT14 7AA	Erection of a first floor extension to create a self-contained flat (existing roof to be demolished)	Granted	Defer decision to DDC Heritage Officer with a recommendation that materials used must adhere to existing wood frame windows and doors
18/00102	Land opposite Unit 1, Marlborough Road, Deal, CT14 9LE	Display of a non-illuminated totem sign	Granted	No objections
18/00010	51 Park Avenue, Deal, CT14 9AW	Erection of a two storey side extension	Granted	No objections
18/00176	2 Sondes Road, Deal, CT14 7BW	Erection of two rear dormer roof extensions and insertion of 2no. rooflights to front to facilitate the creation of an additional flat	Granted	Object as application description does not correspond with proposed elevations drawing
18/00318	13 Tollgate, Deal, CT14 9UZ	Fell one horse chestnut & re pollard two horse chestnuts	Granted	No objections
18/00038	69 London Road, Deal, CT14 9TF	Variation of condition 12 of planning permission DOV/16/00101 to allow changes to approved drawings (application under Section 73)	Granted	Object as will create a detrimental impact on free flow of traffic and safety on the A258 London Road
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	Granted	No objections

ATTACH (8)

18/00420	Pier Attendants Office, Deal Pier, Beach Street, Deal, CT14 6HZ	Certificate of Lawfulness (Proposed) for the installation of a new window and advertisement	Granted	N/A
18/00298	300 St Richards Road, Deal, CT14 9LG	Erection of a two storey side extension	Refused: The reasoning underlying such refusal is as follows:- 1 The proposed extension would, by reason of its design, scale, location and prominence, form unsympathetic, poorly designed and alien features which would be out of keeping with the design, form and scale of the building and unbalance the design of this pair of semi detached buildings. As such, the extension would detract from the visual amenities, character and appearance of the street scene contrary to Paragraphs 56-59, 61 and 64 of the National Planning Policy Framework.	No objections
18/00325	85 Middle Street, Deal, CT14 6HL	Erection of a second floor rear extension, alterations to doors and windows and replacement windows	Granted	No objections
18/00326	85 Middle Street, Deal, CT14 6HL	First floor rear extension, replacement of doors and windows to rear elevation, replacement of door surround, structural repair of roof	Granted	No objections