


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
Monday 9 September 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 6 August 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	Clerk's report: For information purposes	Attach 3
7	Correspondence received from Cllr S Phillips regarding 3 Market Street, Deal: Decision required	Attach 4
8	DDC Draft Conservation Area Character Appraisals for Deal: Decision required	Attach 5
9	BT Payphones Kiosk Removal Update: Decision required	Attach 6
10	Planning applications received: Decisions required	Attach 7
11	DDC decisions: For information purposes	Attach 8
	Date of next meeting: 2 October	
	Mrs Kelly Lawrence, Planning Clerk:  3/9/19	
	Cc: Cllr C Turner, Cllr S Carlyle, Cllr A Friend, Cllr S Phillips, Mr R Green, Mr C Hartley and Mrs E Fogarty	
	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 Tuesday 6 August 2019 starting at 7.15pm

Present:

Cllr C Turner (Chairman)

Cllr E Rowbotham (Ex-Officio)

Cllr S Carlyle

Cllr A Friend

Mr R Green (Co-opted member The Deal Society)

Mr C Hartley (Co-opted member)

Mrs E Fogarty (Co-opted member FOND)

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

1	Chairman's opening remarks: The Chairman welcomed everyone to the meeting and asked if anyone had mobile phones that they made sure it was either on silent or switched off, he then advised on the emergency fire procedures and that the Fire Warden on duty is Barry Finch. The Chairman stated that he would also allow members of the public to speak in respect to planning applications at the appropriate agenda item. The Chairman then explained that as Mr R Green, Mrs E Fogarty and Mr C Hartley are Co-opted members of the committee they do not vote on planning applications and wished to thank them all for their extensive knowledge, continued contributions and participation within the committee.			Action
2	Apologies for absence: Cllr S Phillips			
3	Declarations of interest: Cllr C Turner declared a VAOI as knows the Architect on planning application 19/00487 item 10 (attach 7) and 19/00858/59 item 7 and 8 as knows two of the responders, Cllr S Carlyle also declared a VAOI on 19/00858/59 as previously lived in the area.			
4	Minutes of the previous meeting held on 8 July 2019: Members RESOLVED: To accept the minutes of the planning committee meeting held on 8 July 2019 as a true and accurate record. The minutes were then agreed and duly signed by the Chairman. (P) AF (S) ER All Agreed			Chairman
5	Public Participation: No members of the public wished to speak at this point			
6	Correspondence received from KCC on Minerals and Waste Local Plan Documents Availability: Members RESOLVED: To note the report (P) AF (S) ER All Agreed			
7	Clerk's report: Members RESOLVED: To note the report (P) AF (S) ER Agreed One Abstention			
8	Flood and Coastal Risk Management: Members RESOLVED: To note the report (P) AF (S) ER All Agreed			
9	BT Payphones Kiosk Removal: Following discussion members RESOLVED: Chairman of DTC's planning committee in liaison with DTC's Planning Officer to contact BT and request an extension to the current deadline date of 2/9/19 in order for BT to produce a more detailed widely publicised consultation via a possible press release in the local newspaper to make local residents more aware. (P) SC (S) ER All Agreed, members then RESOLVED: The Chairman, Vice Chairman and Planning Clerk to advise committee members of the outcome as current deadline falls before next scheduled committee meeting. (P) AF (S) ER All Agreed			Chairman & Planning Officer Chairman Vice Chairman and Planning Officer
10	Planning applications received:			Planning Officer
	REFERENCE	ADDRESS	PROPOSAL	DECISION
	19/00487	Captains Gardens Cottage, Deal Castle, Victoria Road, Deal, CT14 7AY	Change of use to café/restaurant (Use Class A3) with 52 external seating area and alteration to front door	RESOLVED: No objections. DTC fully support KCC Highways concerns regarding pedestrian safety and the recommendation to

			install a pedestrian island. P) AF S) ER All Agreed
19/00819	26 Wellington Road, Deal, CT14 7AL	Installation of replacement windows to front elevation and construction of planting upstand to front (existing bay window to be demolished)	RESOLVED: No objections P) AF S) SC All Agreed
19/00662	87 West Street, Deal, CT14 6EB	Insertion of UPVC French doors, steps, railings, and balcony to rear elevation	RESOLVED: No objections P) AF S) CT All Agreed
19/00691	Town Hall, Deal Town Council, High Street, Deal, CT14 6TR	Display of 1no. vinyl entrance door sign, 1no. non-illuminated wall mounted information panel sign, 1no. non-illuminated wall mounted glazed notice board and 1no, vinyl decal sign on out-of-hours phone casing	All Councillor's except for Cllr S Carlyle signed a Dispensation form in order to discuss this application at tonight's meeting. Cllr S Carlyle left the meeting. RESOLVED: No objections P) AF S) ER All Agreed
19/00844	66 The Marina, Deal, CT14 6NS	Erection of single storey rear extension with basement storage under, first floor rear extension and new hipped roof	Cllr S Carlyle returned to the meeting RESOLVED: No objections P) AF S) ER All Agreed
19/00739	91-91A, St Richards Road, Deal, CT14 9JU	Erection of a side and rear single storey extension for storage (existing extension and containers to be removed)	RESOLVED: No objections. DTC fully support the Environmental Health Officer's concerns over the potentially contaminated land and the recommended condition. P) AF S) SC All Agreed
19/00858 (LB)	The Farrier Freehouse, 90 Manor Road, Deal, CT14 9DB	Erection of a single storey rear extension, replace window with doors to NE elevation, creation of terrace and installation of 5no. lighting columns	RESOLVED: Object as have concerns over light pollution late at night with the existing proposal of 5 lighting columns. Would withdraw objection if plans amended to maximum of 3 P) AF S) ER Agreed
19/00859	The Farrier Freehouse, 90 Manor Road, Deal, CT14 9DB	Erection of a single storey rear extension, replace window with doors to NE elevation,	RESOLVED: Object as have concerns over light pollution late at night with the existing

			creation of terrace and installation of 5no. lighting columns	proposal of 5 lighting columns. Would withdraw objection if plans amended to maximum of 3 P) AF S) ER Agreed	
	19/00840	42 St Martins Road, Deal, CT14 9NX	Erection of an attached dwelling, formation of vehicular access and parking	RESOLVED: Object as over development of site P) ER S) SC All Agreed	
11	Tree applications received:				Planning Officer
	NUMBER	ADDRESS	PROPOSAL	DECISION	
	19/00452	49 Tormore Park, Deal, CT14 9UR	T1 – Oak – crown lift to 5m removing selected low limbs and reduce growth from pollard points by three metres	RESOLVED: No objections P) AF S) ER All Agreed	
12	DDC decisions: Members RESOLVED: To note the report. (P) AF (S) ER All Agreed				
	The Chairman closed the meeting at 8.15pm				
	Date of next meeting: 9 September 2019				

Deal Town Council's Planning Committee – 9 September 2019**Clerks Report**

For information purposes

Delegated Decision - Street Name Consultation

Deal Town Council has been consulted on the naming of the new street at Albert Road with the guidance that "should you have any substantive reason to object (i.e. for reasons of safety, confusion or the like – not just the opinion of an individual or council)"

The proposed names are:

**Claymakers Close
Court Marsh Road
Kiln Close
Waller's Road
Poplar Drive
The Droveaway
Court Close
Quinn Close (Please note developers name is Mark Quinn)**

Unfortunately, due to time restrictions set by DDC it was not possible to take this to committee so under delegated powers and after consulting with the Chairman and Vice Chairman of the Planning committee the following decision has been submitted;

DTC Recommendation: *'Deal Town Council supports all proposed names'*

Planning Applications:

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

Kelly Lawrence, Planning Officer 02/09/19

DEAL TOWN COUNCIL MEMORANDUM

To: Cllr C Turner, Chairman of Deal Town Council Planning Committee,
Committee members
From: Cllr S Phillips
Date: 2 September 2019
Subject: **Erection of Bollard, 3 Market Street, Deal**

To Members of the Planning Committee,

1. I met the owner of 3, Market Street, Deal, on the 23rd August 2019.
2. We discussed ongoing concerns about high sided vehicles colliding with the first storey overhang on the property, something which has occurred four times in the last year. We also discussed ways to protect the property from further collisions.
3. The property owner would like to see the installation of a bollard on the corner of Market Street and Middle Street, outside the property, to prevent further collisions.
4. As long as the bollard is appropriately painted, and not plain aluminium, then it was felt that it would not materially affect the character of Middle Street Conservation Area.
5. I agreed to bring this issue to the next Planning Committee.

Recommendation: The Planning Clerk to contact KCC Highways to request the installation of a bollard at the location outlined above.

Decision required: Members to consider the above recommendation

DEAL TOWN COUNCIL MEMORANDUM

To: Cllr C Turner, Chairman of Deal Town Council Planning Committee,
Committee members
From: Kelly Lawrence, Planning Clerk
Date: 02 September 2019
Subject: DDC Conservation Area Character Appraisals for Deal

DDC are currently asking for comments on two Draft Conservation Area Character Appraisals for Deal. The appraisals have been carried out by the Deal Society in conjunction with Dover District Council. The draft appraisals identify what features make a positive or negative contribution to the special character of the conservation areas, and they also review the boundary of the conservation areas and make recommendations for their future enhancement.

The consultation runs for a period of six weeks from 7 August until 18 September inclusive.

A copy of the consultation will be available in the library on Broad Street, Deal and by following the links below. Comments can be made by post to the district council offices for the attention of Regeneration Delivery or via email to regenerationdelivery@dover.gov.uk

For more information, please see <https://www.dover.gov.uk/Planning/Conservation/Conservation-Areas/Public-Consultation-on-new-conservation-area-appraisals.aspx>

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

DEAL TOWN COUNCIL MEMORANDUM

To: Cllr C Turner, Chairman of Deal Town Council Planning Committee,
Committee members
From: Kelly Lawrence, Planning Clerk
Date: 02 September 2019
Subject: **BT Consultation to Remove Identified Public Payphones**

At the planning meeting on 6 August the committee made the following decision; The Chairman of DTC's planning committee in liaison with DTC's Planning Officer to contact BT and request an extension to the current deadline date of 2/9/19 in order for BT to produce a more detailed widely publicised consultation via a possible press release in the local newspaper to make local residents more aware.

Dover District Council were contacted to request the extension and received this response;

We will already be informing BT that following investigation we object to the removal of the Telephone Kiosk on London Road due to it being a Non-designated Heritage Asset. The remaining kiosk that will require your comments is on Mill Hill. BT have placed a notice regarding its potential removal and included details for any residents to contact them to raise any comments. We are not required to advertise the consultation via the local press or wider.

We would be able to extend the Deadline until the 9th September however we cannot extend beyond this time as we still require time to collate responses. Do you have an estimated time frame of how much longer you need? If you do need a date beyond the 9th you could liaise directly with BT, please let me know if you would like me to provide further details.

This means that DDC has confirmed that they will accept any comments submitted by Deal Town Council up until Tuesday 10 September 2019.

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

DEAL TOWN COUNCIL – PLANNING APPLICATIONS

9 September 2019

ATTACH 7

REFERENCE	ADDRESS	WARD	PROPOSAL	DECISION
1	19/00895 Land to the rear of Freemans Way, Deal	MH	Erection of 88no. dwellings, equipped play area, sports field with 8no. 15m high lighting columns, erection of club house, associated car parking, hard and soft landscaping	
2	19/00607 145 Forelands Square, Deal, CT14 9DS	MH	Erection of a two storey rear extension	
3	19/00922 24 Scholars Close, Deal, CT14 9FA	MH	Erection of a rear conservatory extension	
4	19/00920 27 Park Street, Deal, CT14 6AG	ND	Display of 5no. wall mounted internally illuminated signs, 1no. internally illuminated totem sign, 1no. vinyl non-illuminated sign, 1no.welcome non-illuminated sign and 2no. directional signs	
5	19/00879 Comarques, 122 High Street, Deal, CT14 6BB	ND	Formation of window opening to front of garage	
6	19/00569 Powder Cottage, Sydcot Drive, Deal, CT14 6BF	ND	Erection of rear conservatory extension	
7	19/00934 28 Nelson Street, Deal, CT14 6DR	ND	Replace existing windows and door with UPVC	
8	19/00897 Deal Pier, Beach Street, Deal, CT14 6HZ	ND	Display of 10no. non-illuminated flag signs on existing poles	
9	19/00845 Land Rear of, 32 Cannon Street, Deal, CT14 6QA	ND	Retrospective application for the change of use of garage to dwelling (Use Class C3)	

10	19/00870	2 Harold Road, Deal, CT14 6QJ	ND	Discharge of Clause 4.1.2 of the legal agreement under s.106 of the Town and Country Planning Act 1990 to planning permission DOV/08/004198 to allow the ground floor accommodation to be used for sleeping accommodation	
11	19/00886	119 Church Path, Deal, CT14 9UD	MD	Erection of bay window to front elevation and installation of two rooflights to front roofslope	
12	19/00902	236 Church Path, Deal, CT14 9UE	MD	Erection of a single storey rear extension, replacement rear doors and insertion of 2 no. rooflights (part demolition of existing extension)	
13	19/00903 (LB)	236 Church Path, Deal, CT14 9UE	MD	Single storey rear extension with flat roof. Replacement rear doors, insertion of two new conservation style rooflights	

Deal Town Council
Dover District Council Decisions
9 September 2019

App No	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
19/00702	Royal Hotel, Beach Street, Deal, CT14 6JD	Re-roofing works to the tiled roof slopes. Re-render chimney stacks and inside face of roof parapet	Granted	No objections
18/01169	12 King Street, Deal, CT14 6HX	Erection of a building incorporating 3no. retail units (Use Class A1) and 16no. self-contained flats (existing building to be demolished)	Granted	No objections
19/00543	33 Cross Road, Deal, CT14 9LB	Erection of first floor rear extension	Granted	No objections
19/00743	224 Middle Deal Road, Deal, CT14 9RL	Erection of first floor rear extension	Granted	No objections
19/00666	2 Ranelagh Road, Deal, CT14 7BG	Installation of replacement UPVC box sash windows (part retrospective)	Granted	No objections
19/00653	Town Hall, Deal Town Council, High Street, Deal, CT14 6TR	Display of 1no. non-illuminated post mounted panel sign, 1no. vinyl entrance door sign, 1no. non-illuminated wall mounted 'open information' panel sign, 1no. non-illuminated wall mounted glazed notice board and 1no. vinyl decal sign on out-of-hours phone casing	Granted	No objections
19/00691	Town Hall, Deal Town Council, High Street, Deal, CT14 6TR	Display of 1no. vinyl entrance door sign, 1no. non-illuminated wall mounted information panel sign, 1no. non-illuminated wall mounted glazed notice board and 1no. vinyl decal sign on out-of-hours phone casing	Granted	No objections
19/00707	30 Scholars Close, Deal, CT14 9FA	Erection of a rear conservatory	Granted	No objections

