

Deal Town Council
Town Hall, High Street, Deal, Kent CT14 6TR
The minutes of the Planning Committee held on 3 August 2016

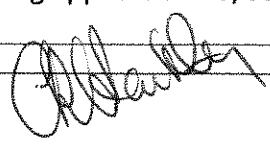
Present:

- | | |
|---|--------------------|
| Cllr C Hartley (Chairman) | Cllr P Inch |
| Cllr D Harper (Vice Chairman) | Cllr T Bond |
| Cllr A Friend | Cllr N Tomaszewski |
| Cllr W Elliott | Cllr K Lee |
| Mr Robin Green (Co-opted member Deal Society) | |

Officer: Mrs K Lawrence – Planning Clerk

others: 11 members of the public

1	<p>Chairman's opening remarks: 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 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>									
2	<p>Apologies for absence: Mr R Smyth Absent: Cllr L Butler</p>									
3	<p>Declarations of interest: 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 ^{NEIGHBOURS} are relatives - ^{WERE} OBJECTORS IN PUBLIC RELATIVES Cllr W Elliott declared an OSI for agenda item 8: 16/00788 36 Cavell Square as applicant are relatives</p>									
4	<p>Minutes of the previous meeting held on 6 July: 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>									
5	<p>Public Participation: The Chairman advised that some members of the public would be speaking at item 8 on the relevant planning applications</p>									
6	<p>Clerks report: 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>	All Cllrs								
7	<p>Proposed Neighbourhood Plan: 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>	Cllr Bond								
8	<p>Planning applications received: The Chairman changed the order in which the applications were discussed</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">NUMBER</th> <th style="width: 25%;">ADDRESS</th> <th style="width: 35%;">PROPOSAL</th> <th style="width: 25%;">DECISION</th> </tr> </thead> <tbody> <tr> <td>16/00554</td> <td>11 Alfred Row, Deal, CT14 6LJ</td> <td>Erection of a detached dwelling (partial demolition of existing dwelling with the existing rear extension to be retained)</td> <td>RESOLVED: Object on the grounds of loss of amenity space P) WE S) AF Agreed TB and NT Abstained</td> </tr> </tbody> </table> <p>Members of the public made the following comments in relation to planning application 15/00530, Site adjacent to, 5 Friends Close:</p>	NUMBER	ADDRESS	PROPOSAL	DECISION	16/00554	11 Alfred Row, Deal, CT14 6LJ	Erection of a detached dwelling (partial demolition of existing dwelling with the existing rear extension to be retained)	RESOLVED: Object on the grounds of loss of amenity space P) WE S) AF Agreed TB and NT Abstained	
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16/00554	11 Alfred Row, Deal, CT14 6LJ	Erection of a detached dwelling (partial demolition of existing dwelling with the existing rear extension to be retained)	RESOLVED: Object on the grounds of loss of amenity space P) WE S) AF Agreed TB and NT Abstained							



- 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

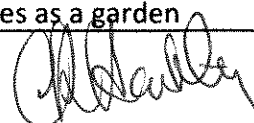
The planning committee then discussed the application:

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>RESOLVED: Strongly Object 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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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

Chairman



The planning committee then discussed the application:

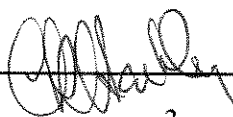
16/00830	1 Friends Close, Deal, CT14 6FD	Retrospective application for the erection of a pair of entrance gates and a side gate	RESOLVED: Object as contravenes DDC's original planning conditions P) KL S) PI Agreed TB Abstained
Street Furniture Consent	Saracens Head, 1 Alfred Square, Deal, CT14 6LS	4 tables and 16 chairs 10.00 to 23.00	ClIr 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	ClIr Hartley left the room ClIr 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	ClIr Hartley returned to the meeting ClIr 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	ClIr Hartley re took the chair ClIr W Elliott and ClIr 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	DDC decisions: RESOLVED: Members agreed to note the report (P) WE (S) AF Agreed		
The Chairman closed the meeting at 9pm			
Date of next meeting: 6 September 2016			