

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

**Present:**

Cllr W Elliott (Chairman)  
 Cllr K Lee (Vice Chairman)  
 Cllr C Harper  
 Cllr C Hartley

Mr R Green (co-opted member Deal Society)  
 Mr B Elliott (co-opted member FOND)

**Officers:** Mrs K Lawrence – Planning Clerk  
 Mrs L Crow – Town Clerk

**others:** 17 members of the public

1	<b>Chairman's opening remarks:</b> The Chairman welcomed everyone to the meeting and advised on the emergency fire procedures. He then advised planning application 15/01166 Land Fronting Bevan Close & r/o, 223 Telegraph Road, Deal, CT14 9DU had been withdrawn from the agenda as previously advised by DDC and followed on by saying any public wishing to speak regarding a specific planning application can do so at the item			
2	<b>Apologies for absence:</b> Cllr T Bond			
3	<b>Declarations of interest:</b> To be taken at the item			
4	<b>Minutes of the previous meeting held on 6 January:</b> RESOLVED: To accept the minutes of the planning committee meeting held on 3 February 2016 as a true and accurate record. (P) KL (S) DH Agreed. The minutes were duly signed by the Chairman			
5	<b>Public Participation:</b> No members of the public wished to speak at this point			
6	<b>DDC's Hackney Carriage and Private Hire Licensing Policy 2016-2021:</b> RESOLVED: Members to individually respond to the consultation. (P) DH (S) CH Agreed			All Cllrs
7	<p><b>Planning applications received:</b>          Members of the public made the following comments in relation to planning application 15/01035 MOT Centre, 46 West Street, Deal, CT14 6AH:-</p> <ul style="list-style-type: none"> <li>• Concerns over demolition work being carried out without prior notice</li> <li>• Hazardous materials found on site including: asbestos, oil and fuel filled petrol tank</li> <li>• How were the hazardous materials disposed and has the means of disposal been recorded</li> <li>• No prior DDC site meeting took place prior to permission being granted for demolition</li> <li>• Oil already leaking onto Anchor Lane since demolition</li> <li>• Previous application for same area turned down in 2005 due to lack of access and turning space</li> <li>• Lack of parking spaces</li> <li>• Revised application submitted to DDC only has minor inside layout changes no significant changes</li> </ul>			
	<b>NUMBER</b>	<b>ADDRESS</b>	<b>PROPOSAL</b>	<b>DECISION</b>
	15/01035	MOT Centre, 46 West Street, Deal, CT14 6AH	Erection of seventeen one and two bedroom apartments and maisonettes (existing building to be demolished)	<b>RESOLVED:</b> Deal Town Council strongly objects to the application. For reasons of over development of site, detrimental to the conservation area, lack of parking, West Street visibility sight splay must be maintained. The environmental impact and flood risk assessment both say that exceptional measures need to be taken to deal with surface water and they raise doubt on the

			current draining system. The area indicated for this development is not just on footprint of the garage. Revised plans submitted do not seem to show any significant differences to the originals. (P) DH (S) KL Agreed. <b>RESOLVED:</b> The committee requests the Chairman of planning to write letter to DDC Chief Executive to raise the councils concern at the decision made by the DDC enforcement officer regarding the demolition of the site. (P) KL (S) CH Agreed. <b>RESOLVED:</b> The committee requests the Chairman of planning to write to DDC Highways to request a site visit to observe the access and site line at Anchor Lane as soon as possible. (P) KL (S) DH Agreed	Chairman
16/00090	Route One Cycle Café, 70 Beach Street, Deal, CT14 6HZ	Change of use of land to facilitate outdoor seating area (7 tables and 28 chairs)	<b>RESOLVED:</b> object as will encroach on promenade, is out of keeping with the area, new seawall recently built and with future plans for return of shelter will vastly limit pedestrian space. Deal Town Council would like application reviewed and exact table and chair numbers requested clarified as anomaly on current plans submitted (P) KL (S) DH Agreed	
15/01111	149 Beach Street, Deal, CT14 6JT	Erection of 1 <sup>st</sup> and 2 <sup>nd</sup> floor rear extensions, replacement link, installation of replacement windows and associated internal alterations (amendments top approved application DOV/14/01087)	<b>RESOLVED:</b> Refer application to DDC Heritage Officer (P) KL (S) DH Agreed	
15/01222	173 Middle Street, Deal, CT14 6LW	Replace 1no window to rear (East) elevation & 1no window to front (West) elevation; replace door and window to rear (East) elevation to lower ground level with French doors; repair/replace internal wall coverings and ceilings; erect party wall; replace concrete floor to lower ground floor with new to include underfloor heating; new roof to rear (East) elevation outshot & repair/renewal of main roof; install new bathroom to 2 <sup>nd</sup> floor & new shower room to lower ground floor; replace guttering with cast iron; new stone step to front (West) elevation	<b>RESOLVED:</b> Refer application to DDC Heritage Officer (P)DH (S) CH Agreed	
16/00073	169 College Road, Deal, CT14 6BX	Erection of a replacement attached garage	<b>RESOLVED:</b> No objections (P) DH (S) CH) Agreed	



16/00047	Flat 4, 43 The Marina, Deal, CT14 6NN	Erection of front and rear dormer roof extensions	<b>RESOLVED:</b> No objections (P) CH (S) KL Agreed
16/00021	47 High Street, Deal, CT14 6EL	Change of use to coffee shop (Use Class A3)	<b>RESOLVED:</b> No objections (P) KL (S) DH Agreed
16/00117	76 West Street, Deal, CT14 6AZ	Erection of a single storey rear extension	<b>RESOLVED:</b> No objections (P) DH (S) CH Agreed
16/00145	First Prince Albert Villa, 3 Sandown Road, Deal, CT14 6PH	Conversion of garage to craft studio	<b>RESOLVED:</b> No objections (P)DH (S) CH Agreed
16/00134	Land at, South Street, Deal, CT14 7AW	Display of an internally illuminated signage board	<b>RESOLVED:</b> Object as not in keeping with the area and inconsistent with DDCs shopfront illuminations in the conservation area policy (P) CH (S) KL Agreed
15/01202	4-6 Princes Street, Deal, CT14 6DH	Installation of replacement UPVC windows to front elevation	<b>RESOLVED:</b> No objections (P) DH (S) CH Agreed
16/00022	183 Beach Street, Deal, CT14 6LY	Removal of existing render and replacement with new and repainting of front and side elevations	<b>RESOLVED:</b> No objections (P) KL (S) CH Agreed
16/00023	5 Exchange Street, Deal, CT14 6LN	Installation of replacement windows to front elevation (retrospective application)	<b>RESOLVED:</b> No objections (P) DH (S) CH Agreed
15/01084	22 Cavell Square, Deal, CT14 9HN	Erection of a first floor rear extension and replacement rear conservatory roof	<b>RESOLVED:</b> No objections (P) CH (S) DH Agreed
15/01163	Site at the Firs, Ellens Road, Deal, CT14 9JJ	Outline application for the erection of a chalet bungalow and garage (all matters reserved) (existing outbuilding to be demolished)	<b>RESOLVED:</b> No objections (P) CH (S) KL Agreed
16/00149	67 Davies Avenue, Deal, CT14 9HL	Erection of a single storey rear extension	No objections (P) CH (S) DH 2 for 2 Against, the chairman used his casting vote to vote against this motion. <b>RESOLVED:</b> Object as property will be overbearing in relationship to piece of land available. (P) WE (S) KL 2 Agreed 1 Against DH Abstained
15/01187	44 London Road, Deal, CT14 9TE	Creation of a new means of access to the highway (Retrospective)	<b>RESOLVED:</b> No objections (P) KL (S) DH Agreed
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)	<b>RESOLVED:</b> No objections (P) CH (S) DH Agreed
16/00157	Land rear of 22 St Leonards Road, Deal, CT14 9AS	Erection of a detached dwelling and garage	<b>RESOLVED:</b> No objections (P) DH (S) KL Agreed

8	<b>Tree applications received:</b>			Chairman	
	<b>NUMBER</b>	<b>ADDRESS</b>	<b>PROPOSAL</b>		<b>DECISION</b>
	16/00051	Court Lodge, 132 Church Path, Deal, CT14 9TN	Pollard one Lime tree		<b>RESOLVED:</b> No objections (P) KL (S) DH Agreed
16/00065	5 Tormore Mews, Deal, CT14 9SX	Removal of one Yew tree and 10% crown reduction of one Yew Tree	The Chairman advised the committee that DDC had already actioned the decision notice on this application. <b>RESOLVED:</b> The committee request the Chairman of planning to write to DDC questioning why decision was granted before consultation period ended (P) DH (S) CH Agreed		
9	<b>DDC decisions:</b> RESOLVED: Members agreed to note the report (P) DH (S) KL Agreed				
	The Chairman closed the meeting at 9.15pm				
	<b>Date of next meeting:</b> 6 April 2016				

