

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
Wednesday 2 December 2015 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 4 November 2015 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	Correspondence received: Email received from Robin Green of The Deal Society regarding Report on Conservation Area Appraisal - For information purposes	Attach 3
7	Planning applications received: Decisions required	Attach 4
8	DDC decisions: For information purposes	Attach 5
	Date of next meeting: 6 January 2016	
	Mrs Kelly Lawrence, Planning Clerk: <i>R Lawrence 24/11/15</i>	
	Cc: Cllr Elliott, Cllr Lee, Cllr Bond, Cllr Butler, Cllr Hartley, Cllr Harper. Mr B Elliott and Mr R Green	

Declarations of Interest

ATTACH 1

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 4 November 2015

Present:

Cllr W Elliott (Chairman)	Cllr T Bond
Cllr D Harper	Cllr C Hartley
Cllr A Friend (ex-officio)	Mr B Elliott (co-opted member FONDS)
	Mr R Green (co-opted member Deal Society)

Officers: Mrs K Lawrence – Planning Clerk
 Mr P Bone – Deputy Town Clerk

others: 11 members of the public

1	Chairman's opening remarks: The Chairman welcomed everyone to the meeting and advised on the emergency fire procedures. He then advised committee members he would need to declare a DPI during the meeting and in the absence of Cllr K Lee he would need a Vice Chairman for that item: RESOLVED: Cllr T Bond to stand as chair. (P)AF (S) CH Agreed
2	Apologies for absence: Cllr K Lee and Cllr L Butler
3	Declarations of interest: To be taken at the item
4	Minutes of the previous meeting held on 5 August: RESOLVED: To accept the minutes of the planning committee meeting held on 7 October 2015 as a true and accurate record. (P) AF (S) TB Agreed. The minutes were duly signed by the Chairman
5	<p>Public Participation: A number of issues were raised by local residents on the revised plan regarding planning application 15/00327, 43 Dola Avenue, these included the following:</p> <ul style="list-style-type: none"> • Area is already heavily over populated, additional traffic may cause safety issues • Concerns over revised Road Access, not necessary via Foster Way • Parking issues with additional traffic <p>The Chairman thanked everyone for the points raised and confirmed that these would be taken into account when the planning application came up for discussion later in the meeting</p>
6	<p>Correspondence received:</p> <p>a) Letter received from Easton Builders Ltd regarding planning application 15/00327 43 Dola Avenue: RESOLVED: Moved to note (P) AF (S) CH Agreed.</p> <p>b) Notice received from DDC regarding Astor Theatre now listed as Asset of Community: RESOLVED: Moved to note (P) AF (S) CH Agreed</p>
7	<p>KCC Revised South Street Consultation:</p> <p>Cllr A Friend opened discussion and wished to thank both the Town Clerk and Chairman for arranging the initial meeting at the Town Hall with Ben Hilden from KCC to discuss South Street Proposals, Chairman then advised members of the public exhibition being held by KCC on Friday 6 November at the Town Hall</p> <p>RESOLVED: Members agreed to note the report. (P) AF (S) CH Agreed</p>

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Planning applications received:

NUMBER	ADDRESS	PROPOSAL	DECISION
15/00327	43 Dola Avenue, Deal, CT14 9QH	Erection of 9 chalet bungalows together with associated parking and vehicular access	RESOLVED: Object as overbearing in terms of local community, site is already intensified, will have a negative environmental impact, serious issues on parking and highway safety, highway regulations ratio of cars per dwelling, contravenes guidance in National Planning Framework re ratio of cars per dwelling and will have a detrimental impact on quality of life for local residents (P) AF (S) CH Agreed TB Abstained
15/00864	377 London Road, Deal, CT14 9PS	Erection of 4no detached dwellings with garages, creation of vehicular access and landscaping	RESOLVED: Object as contravenes National Planning Framework, over-development, unacceptable impact on neighbouring properties, concerns on infrastructure , will spoil pattern of existing properties (P) AF (S) DH Agreed TB Abstained
15/00907	St Leonards Social Centre, 319 London Road, Deal, CT14 9PP	Part demolition of boundary wall fronting Rectory Road to enable widening of existing vehicular access, rebuilding of pillar and erection of gate	RESOLVED: No objections (P) AF (S) CH Agreed
15/00991	110 London Road, Deal, CT14 9TY	Erection of single storey side and rear extensions	RESOLVED: No objections (P) AF (S) CH Agreed TB Abstained
15/00994	126 Church Path, Deal, CT14 9TN	Erection of a single storey rear extension	RESOLVED: No objections (P) AF (S) CH Agreed
15/00940	29 Victoria Road, Deal, CT14 7AS	Display of illuminated advertisement signage painted on front elevation (existing signage to be removed)	RESOLVED: Object, as would detract from the design and appearance of the building and would cause harm to the visual amenity of the character and appearance of the conservation area, thereby contrary to paragraph 17 of the National Policy Framework and the Council's Supplementary Planning Document 2012 'Guidance on Shop front Signage within Conservation Areas' (P) AF (S) DH Agreed

15/00985	Site rear of 38 & 42 St Patricks Road & Fronting, Western Road, Deal, CT14 6AP	Variation of Conditions 2 and 4 of planning permission DOV/13/00918 to allow the installation of a window in the South elevation and installation of a flue (application under Section 73)	RESOLVED: Object as will have an unacceptable impact on neighbouring property (P) DH (S) WE Agreed CH TB Abstained
15/00881	5 Sunnyside Cottages, Anchor Lane, Deal, CT14 6AJ	Insertion of two windows at first floor level	RESOLVED: No objections (P) AF (S) CH Agreed
15/00975	1 Golden Street, Deal, CT14 6JU	Erection of a replacement second floor front dormer window and replacement and repair of second floor gutter	RESOLVED: No objections (P) AF (S) DH Agreed
15/00976	1 Golden Street, CT14 6JU	Erection of a replacement second floor front dormer window and replacement and repair of second floor gutter with associated internal and external alterations	WITHDRAWN
15/00971	Flats 1 & 2, 51 College Road, Deal, CT14 6BT	Installation of replacement windows, door and cladding to front elevation	RESOLVED: No objections (P) AF (S) CH Agreed
15/00972	Flats 1 & 2, 51 College Road, Deal, CT14 6BT	Installation of replacement windows and door with upvc	RESOLVED: No objections (P) AF (S) CH Agreed
15/01006	45 Gilford Road, Deal, CT14 7DJ	Erection of a rear dormer roof extension and installation of a rooflight to front elevation	RESOLVED: No objections (P) AF (S) CH Agreed TB Abstained
15/0882	Former Public Conveniences, Beach Street, Deal, CT14 6JA	Removal of condition 6 of planning permission DOV/14/01140 to allow external seating outside of the approved area (10 tables and 40 chairs) (amended plans)	RESOLVED: 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 (P) AF (S) DH Agreed TB Abstained
15/00674	3 Good Hope, Glack Road, Deal, CT14 9NE	Erection of a side extension to garage	RESOLVED: No objections (P) DH (S) CH Agreed TB Abstained
9	DDC decisions: RESOLVED: Members agreed to note the report. (P) AF (S) DH Agreed		
	The Chairman closed the meeting at 8.25pm		
	Date of next meeting: 2 December 2015		

deal.town.council@deal.gov.uk

From: Robin Green [REDACTED]
Sent: 20 October 2015 13:02
To: deal.town.council@deal.gov.uk
Subject: Report on Conservation Area Appraisal

TO THE CHAIRMAN AND MEMBERS OF THE DEAL TOWN COUNCIL PLANNING COMMITTEE

Early in 2015 I reported to the previous DTC Planning committee that DDC had invited the Deal Society to carry out a series of Character Appraisals on the 4 conservation areas in the town. (There are 3 more that fall within the Walmer Parish Council area and are part of the Deal Society's remit.) I was asked to give a progress report to the November meeting of the DTC Planning committee.

The first one chosen was the Nelson Street Conservation Area to the west and north of Deal High Street. The evaluation has been carried out by a group of 6 people during 2015.

The report will be submitted to the district Planning authority at the beginning of November. After further discussion with the planning officers it will be submitted to the DDC Cabinet who will authorise a period of public consultation which will include Deal Town Council.

It is hoped that the DDC Cabinet will finally agree to it becoming a Local Planning Document some time in 2016.

Robin Green Chairman of Planning The Deal Society.



DEAL TOWN COUNCIL – PLANNING APPLICATIONS

2 December 2015

ATTACH 4

NUMBER	ADDRESS	WARD	PROPOSAL	DECISION
15/01035	MOT Centre, 46 West Street, Deal, CT14 6AH	ND	Erection of seventeen one and two bedroom apartments and maisonettes (existing building to be demolished)	
15/01039	Land r/o 17-20 Park Street, 17 West Street, Deal, CT14 6AH	ND	Erection of one maisonette and two flats	
15/01071	Comarques, 122 High Street, Deal, CT14 6BB	ND	Replacement of front boundary wall and gates (existing wall and gates to be demolished)	
15/01072	Comarques, 122 High Street, Deal, CT14 6BB	ND	Replacement of front boundary wall and gates (existing wall and gates to be demolished)	
15/01041	9 New Street, Deal, CT14 6JY	ND	Repainting of front and rear elevation	
15/00867	52 High Street, Deal, CT14 6HE	ND	Erection of a television aerial (amended details)	
15/00020	65 College Road, Deal, CT14 6BT	ND	Erection of a first floor rear extension and installation of two rooflights	
15/01140	149 Beach Street, Deal, CT14 6JT	ND	Variation of Condition 2 of planning permission DOV/14/01086 to allow amendments to approved drawings (application under Section 73)	
15/00940	29 Victoria Road, Deal, CT14 7AS	ND	Display of an illuminated perspex advertisement sign board (existing signage to be removed) (amended description)	
15/01026	30 Mill Hill, Deal, CT14 9EW	MH	Change of use to Use Class D2 (Assembly and Leisure) and erection of a single storey side extension (part retrospective application)	
15/01104	30 Mill Hill, Deal, CT14 9EW	MH	Display of 3no.non illuminated fascia signs and 1no.non-illuminated information sign	
15/01081	16 Bevan Close, Deal, CT14 9FW	MH	Erection of an attached garage	
15/01064	17 Bevan Close, Deal, CT14 9FW	MH	Erection of single storey side garage extension	
15/01068	2 Mary Road, Deal, CT14 9HW	MH	Erection of two storey side extension	

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Dover District Council Decisions – 2 December 2015

App No.	Location	Proposal	DDC's Development Control decision	Deal Town Council's Rec
15/00816	57 Cowdray Square, Deal, CT14 9ES	Erection of a first floor extension	Granted	No objections
15/00521	Land between Deal & Sholden, Church Lane, Sholden	Reserved matters application for change of house types to 88 plots and removal and replanting of a section of hedgerow to the rear of plots 147-150 pursuant to outline permission DOV/10/01012 (residential development of up to 230 dwellings and public open space, with access from Hancocks Field, Hunters Walk, and Hyton Drive, including roads, cycle paths, footpaths, ancillary works incorporating landscaping, a pond, and alterations to existing public rights of way)	Granted	No objections
15/00911	Wellington Court, Beechwood Avenue, Deal, CT14 9WY	Reduction of no4. Birch trees by 4m	Refused	No objections
15/00889	5 Deal Castle Road, Deal, CT14 7BB	Installation of replacement windows (uPVC) to the front elevation	Granted	No objections
15/00790	Christmas House, 179 Middle Street, Deal, CT14 6LW	Replacement of non-original rear window to timber sash and installation of bi-fold doors to rear extension	Granted	Deal Town Council would like to defer this application to the DDC Heritage Office
15/00791	Christmas House, 170 Middle Street, Deal, CT14 6LW	Erection of a Juliette balcony, insertion of bi-fold doors and associated alterations	Granted	Deal Town Council would like to defer this application to the DDC Heritage Officer

15/00926	105 Mill Hill, Deal, CT14 9ER	Erection of a pair of semi-detached dwellings and creation of a vehicular access	Refused	Deal Town Council object to this planning application as will have an overbearing impact on neighbouring property
15/00881	5 Sunnyside Cottages, Anchor Lane, Deal, CT14 6AJ	Insertion of two windows at first floor level	Granted	No objections
15/00935	36 St Patricks Road, Deal, CT14 6AP	Erection of a single storey rear extension and rear dormer roof extension	Granted	No objections
14/00852	22 Harold Road, Deal, CT14 6QH	Erection of a detached two storey dwelling and associated parking	Granted	No objections
15/00985	Site rear of 38 & 42 St Patricks Road & Fronting, Western Road, Deal, CT14 6AP	Variation of Conditions 2 and 4 of planning permission DOV/13/00918 to allow the installation of a window in the South elevation and installation of a flue (application under Section 73)	Granted	Deal Town Council object to this planning application as feel will have an unacceptable impact on neighbouring property.
15/00907	St Leonards Social Centre, 319 London Road, Deal, CT14 9PP	Part demolition of boundary wall fronting Rectory Road to enable widening of existing vehicular access, rebuilding of pillar and erection of gate	Granted	No objections
15/00971	Flats 1 & 2, 51 College Road, Deal, CT14 6BT	Installation of replacement windows, door and cladding to front elevation	Refused	No objections
15/00972	Flats 1 & 2, 51 College Road, Deal, CT14 6BT	Installation of replacement windows and door with upvc	Granted	No objections