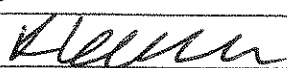


DEAL TOWN COUNCIL
Town Hall, High Street Deal
Kent CT14 6TR
Tel: 01304 361999

You are summoned to attend the Planning Committee meeting to be held on
 Wednesday 7 February 2018 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 3 January 2017 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	Clerks report: For information purposes	Attach 3
7	Correspondence received: Bats and Development at Court Lodge Barns: Decision required	Attach 4
8	Planning applications received: Decisions required	Attach 5
9	Tree applications received: Decision required	Attach 6
10	DDC decisions: For information purposes	Attach 7
	Date of next meeting: 6 March 2018	
	Mrs Kelly Lawrence, Planning Clerk: 	
	Cc: Cllr Hartley, Cllr D Harper Cllr Elliott, Cllr Inch, Cllr Bond, Cllr Tomaszewski, Cllr Friend, Cllr K Lee Mr R Green and Mr B Elliott	
	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.	

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 3 January 2018

Present:

Cllr C Hartley (Chairman)
 Cllr W Elliott
 Cllr K Lee
 Cllr N Tomaszewski

Cllr A Friend
 Cllr P Inch
 Cllr D Harper
 Cllr T Bond
 Mr Bill Elliott (Co-opted member FOND)
 Mr Robin Green (Co-opted member FOND)

Officer: Mrs K Lawrence Planning Clerk**Others:** 2 members of the public

1	Chairman's opening remarks: The Chairman wished everyone a Happy New Year and welcomed everyone to the meeting and advised on the emergency fire procedures and that the Fire Warden on duty is Andrew Kononowicz. He then explained to the public that the reason Mr Bill Elliott and Mr Robin Green will not vote is because they are co-opted members.			<u>Action</u>
2	Apologies for absence: All present			
3	Declarations of interest: None received			
4	Minutes of the previous meeting held on 6 December 2017: Members RESOLVED: To accept the minutes of the planning committee meeting held on 6 December 2017 The minutes were then agreed and duly signed by the Chairman as a true and accurate record (P) AF (S) KL Agreed Cllr C Hartley Abstained from voting			Chairman
5	Public Participation: No members of the public wished to speak			
6	DDC Proposed Parking Restriction: Marine Road, Walmer: Following discussion the committee RESOLVED: No objections (P) AF (S) NT Agreed Cllr W Elliott Abstained from voting			
7	Planning applications received:			Planning Clerk
	REFERENCE	ADDRESS	PROPOSAL	DECISION
	17/01326	1A Victoria Road, Deal, CT14 7AS	Erection of railings to front boundary wall	RESOLVED: No objections P) WE S) AF Agreed
	17/01367	16 & 16A High Street, Deal, CT14 7AE	Change of use to (Restaurant & Café) (Class A3 Use), installation of extraction flue, awning to front elevation and alterations to shopfront	RESOLVED: No objections P) WE S) DH Agreed
	17/01368	16 & 16A High Street, Deal, CT14 7AE	Display of 1no. externally illuminated fascia sign, 1no. externally illuminated hanging sign and vinyl windows graphics	RESOLVED: Object as inconsistent with DDC's Shop Front policy in conservation area P) AF S) WE Agreed

	17/01462	173-175, Beach Street, Deal, CT14 6LE	Creation of a residential dwelling (existing gardens rooms to be part demolished)	RESOLVED: Defer decision to DDC Heritage Officer P) AF S) NT Agreed
	17/01463 (LB)	173-175, Beach Street, Deal, CT14 6LE	Creation of a residential dwelling (existing gardens rooms to be part demolished)	RESOLVED: Defer decision to DDC Heritage Officer P) AF S) NT Agreed
	17/01440	81 Beach Street, Deal, CT14 6JB	Erection of a single storey rear extension and relocation of boiler flue	RESOLVED: No objections P) DH S) PI Agreed
	17/01444 (LB)	81 Beach Street, Deal, CT14 6JB	Erection of a single storey rear extension and relocation of boiler flue	RESOLVED: No objections P) DH S) PI Agreed
	17/01371	35 Princes Street, Deal, CT14 6DQ	Re-pointing of front elevation, replacement of 3no. bricks in ground floor window arch and change colour of front door to light blue (Johnstone's Trade S1020-B10G)	RESOLVED: No objections P) AF S) NT Agreed
	17/01451	1 Bulwark Road, Deal, CT14 6PD	Erection of a first floor side extension	RESOLVED: Object as over development of site P) AF S) NT Agreed Cllr T Bond Abstained
	17/01457	22 Albert Road, Deal, CT14 9RE	Erection of a single storey rear extension, front bay window extension and canopy to side elevation (existing extension to be demolished)	Cllr A Friend declared a VAOI as applicant is known to him and remained at the meeting RESOLVED: No objection P) NT S) WE Agreed Cllr A Friend Abstained
	17/01488	Site at 1 Delane Road, Deal, CT14 9RZ	Erection of a semi-detached dwelling	RESOLVED: No objections P) WE S) AF Agreed
8	DDC decisions: Members RESOLVED: To note the report. (P) WE (S) AF Agreed			
	The Chairman closed the meeting at 8.09pm			
	Date of next meeting: 7 February 2018			

Deal Town Council's Planning Committee – 7 February 2018**Clerks Report**Delegated Decisions (For member's information)

Planning decisions made under delegated powers:

Unfortunately the council were unable to get an extension on the following New Licensing application:

The Rose, 91 High Street, Deal:

Variation of a Premises Licence

- Record Music
23:00 to 00:00 Monday to Sunday
- To enable the provision of hot food and drink
23:00 to 0500 Monday to Sunday
- To enable the sales of alcohol
09:00 to 00:00 Monday to Sunday

Non Standard Timings – The supply of alcohol to hotel guests only for consumption in the lounge area only to be 24hr

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 to this New Licensing application'

Correspondence received (For members' information)

Withdrawn Planning Applications

Dover District Council informed Deal Town Council that the following applications have now been withdrawn and no further action will be taken:

17/00839, 33 Northwall Road, Deal, CT14 6PW: Erection of a detached dwelling with roof terrace, creation of vehicular access and parking

17/01163, 2 Ranelagh Road, Deal, CT14 7BG: Re-painting of front elevation, front door and front boundary wall

Planning Applications: 5 extensions were received in order for them to be discussed tonight

Kelly Lawrence, Planning Officer 31/01/18

DEAL TOWN COUNCIL MEMORANDUM

To: Cllr C Hartley, Chairman of Deal Town Council Planning Committee,
Committee members
From: Kelly Lawrence, Planning Officer
Date: 1 February 2018
Subject: Bats and Development at Court Lodge Barns

Correspondence received

The council has received the following information and request from Church Meadows and Hyton Drive neighbourhood watch (Residents of Hunter Walk, Hyton Drive, Cornfield Row, Church Lane and Church Meadows) regarding Persimmon Homes planning application for 70 Homes off Hyton drive and Roman Close:

There are bats roosting in the barns at Court Lodge and we have sought advice from the Kent Bat group and local ecologist Martin Newcombe regarding what action should be taken by DDC Building Control if Permission is granted for a further 70 Houses off Hyton Drive and Roman Close to Persimmon as the bats will be destroyed, and it is illegal to destroy a roost.

Cllr Trevor Bond has advised us that the environmental office at DDC says there are no bats but we can confirm that as residents in this area there are many of us who have sat and watched them for over 20 years on this site. Persimmon have fenced off the site now so we can't get our own survey this has to be done through official channels. The bats are of course in hibernation now since last Autumn but former workers in these buildings have also confirmed their presence. We have also contacted the conservation officer at DDC to advise this person of the issue and request help by providing the evidence that states there are no bats. We only have four weeks to officially prove the bats presence before the final re submission of the development plans so very little time.

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

DEAL TOWN COUNCIL – PLANNING APPLICATIONS

7 February 2018

ATTACH 5

REFERENCE	WARD	ADDRESS	PROPOSAL	DECISION
1	17/01530	ND Land to rear of Matthews Close &, Southwall Road, Deal, CT14 9PZ	Outline application for the erection of up to 63 dwellings, access, open space, associated infrastructure and groundwork's (appearance, landscaping, layout and scale reserved)	
2	17/01489	ND 49 Victoria Road, Deal CT14 7AY	Erection of a first floor rear extension and dormer window to rear roofslope	
3	17/01490	ND 31 Nelson Street, Deal, CT14 6DR	Erection of a single storey rear extension and rear dormer roof extension	
4	18/00035	ND 31 St Andrews Road, Deal, CT14 6AT	Erection of a single storey rear extension (existing conservatory and outbuilding to be demolished)	
5	18/00073	ND 29 College Road, Deal, CT14 6DD	Erection of a two storey and single storey rear extension (existing extension and outbuildings to be demolished)	
6	18/00074	ND 27 Beach Street, Deal, CT14 6HY	Erection of a side extension and a decked balcony area on a flat roof (retrospective)	
7	18/00012	MD 11 Charles Road, Deal, CT14 9AT	Erection of a rear conservatory extension	
8	18/00038	MD 69 London Road, Deal, CT14 9TG	Variation of condition 12 of planning permission DOV/16/00101 to allow changes to approved drawings (application under Section 73)	

9	18/00006	MD	37 Park Avenue, Deal, CT14 9AW	Erection of a detached annex (existing garage to be demolished)	
10	18/00010	MD	51 Park Avenue, Deal, CT14 9AW	Erection of a two storey side extension	
11	17/01514	MD	5 Fiveways Rise, Deal, CT14 9QN	Erection of a single storey side extension	
12	18/00037	MH	72 Cavell Square, Deal, CT14 9HP	Erection of a single storey rear extension (existing conservatory to be demolished)	

KCC PLANNING APPLICATION

REFERENCE	ADDRESS	PROPSAL
KCC/DO/0006/2018	Sandown School, Golf Road, Deal, CT14 6PY	Removal of the existing redundant chimneys. Ventilate and extend the roof covering over the location of the chimneys. Strip and recover the roof including renewal of the lead valley gutters. Renew Broomhall clay tiles with grey Spanish slates and renew lead with new lead work

DEAL TOWN COUNCIL

TREE ORDERS – 7 February 2018

NUMBER	ADDRESS	PROPOSAL	DECISION
18/00096	2 Beech Court, Glack Road, Deal, CT14 9ND	Works to trees	

Deal Town Council
Dover District Council Decisions
7 February 2018

ATTACH 7

App No.	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
17/01307	25 Robert Street, Deal, CT14 6DL	Change exterior paint to elevations to include windows and doors	Granted	No Objections
16/00530	Site adjacent to 5, Friends Close, Deal, CT14 6FD	Erection of a detached dwelling	Granted	Strongly object to this planning application 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 also 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.
17/01348	9 Beauchamp Avenue, Deal, CT14 9EX	Display of one externally illuminated fascia sign	Granted	No objections
17/01277	66-68 Park Avenue, Deal, CT14 9AW	Erection of a single storey rear extension	Granted	No objections
17/01429	19 Wilson Close, Deal, CT14 9AJ	Certificate of Lawfulness (proposed) for the erection of a single storey rear extension	Granted	N/A

17/01436	5 Manor Road, Deal, CT14 9BS	Certificate of Lawfulness (Proposed) for the erection of a detached outbuilding	Granted	N/A
17/01371	35 Princes Street, Deal, CT14 6DQ	Re-pointing of front elevation, replacement of 3no. bricks in ground floor window arch and change colour of front door to light blue (Johnstone's Trade S 1020-B10G)	Granted	No objections
17/01400	297 London Road, Deal, CT14 9PP	Conversion into 2no. self- contained flats	Granted	No objections
17/01303	13 St Richards Road, Deal, CT14 9JR	Erection of a single storey wrap-around side/rear extensions to be demolished)	Granted	No objections
17/01273	15 St Richards Road, Deal, CT14 9JR	Erection of a two storey side extension (existing extension to be demolished)	Granted	No objections
17/01359	8 Gerald Palmby Court, Western Road, Deal, CT14 6RP	Conversion of a maisonette into two one bedroom flats	Granted	No objections
17/01332	2 Ranelagh Road, Deal, CT14 7BG	Erection of a rear dormer roof extension	Granted	No objections