

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 August 2017 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 5 July 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	Clerk's report: For information purposes	Attach 3
7	Kent Country Parks Strategy 2017 – 2021 Consultation: Decision required	Attach 4
8	New Licence Application: Der Bar, 152 High Street: Decision required	Attach 5
9	Street Furniture Consent: Pop Up Café, 16 High Street: Decision required	Attach 6
10	Changes to the Off-Street Parking Order Consultation: Decision required	Attach 7
11	Planning applications received: Decisions required	Attach 8
12	Tree applications received: Decision required	Attach 9
13	DDC decisions: For information purposes	Attach 10
	Date of next meeting: 6 September 2017	
	Mrs Kelly Lawrence, Planning Clerk: <i>Kelly Lawrence</i> 26/7/17	
	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	

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 5 July 2017

Present:

Cllr C Hartley (Chairman)

Cllr D Harper (Vice Chairman)

Cllr A Friend

Cllr P Inch

Cllr K Lee

Cllr T Bond

Cllr W Elliott

Mr Robin Green (Co-opted member Deal Society)

Mr Bill Elliott (Co-opted member FOND)

Officer: Mr P Bone Deputy Town Clerk

Mrs U Finch Secretary

Others: 5 members of the public

1	Chairman's opening remarks: The Chairman welcomed everyone to the meeting and advised on the emergency fire procedures, and that the Fire Warden on duty is Chris Ponsford. He also gave advise on using the sound system and microphones				<u>Action</u>
2	Apologies for absence: Cllr N Tomaszewski				
3	Declarations of interest: None received.				
4	Minutes of the previous meeting held on 3 May 2017: Members RESOLVED: To accept the minutes of the planning committee meeting held on 7 June. The minutes were then agreed and duly signed by the Chairman as a true and accurate record (P) WE (S) AF Agreed				Planning Clerk & Chairman
5	Public Participation: No members of the public wished to speak at this point.				
6	Correspondence received: Following discussion Members RESOLVED: Planning committee support request, passed to Transport Working Group to take forward. (P) AF (S) KL agreed.				Chairman
7	Housing and Economic Land Availability Assessment: Members RESOLVED: Members to respond individually to the consultation. (P) AF (S) WE agreed				
8	Update on Planning application, 17/00404, Land adjacent to Garden Mews: Members RESOLVED: To take no further action until it comes to Planning next month (P) WE (S) KL agreed.				
9	Street Furniture Consent: Members RESOLVED: No objections (P) WE (S) AF agreed.				
10	Planning applications received:				Planning Clerk
	REFERENCE	ADDRESS	PROPOSAL	DECISION	
	16/01476	Land to the rear of Hyton Drive and Roman Close, Church Lane, Deal, CT14 9QG	Erection of 70 dwellings, with access roads, footpaths, drainage, associated parking provision, groundworks, landscaping, open space and associated infrastructure (existing buildings to be demolished) (re-advertised) (amended drawings and information)	Cllr A Friend declared an OSI as he knows the farmer and left the meeting, Cllr D Harper declared a VAOI. RESOLVED: Object as site in the middle of Zone 3 high risk flood zone, additional 70 homes would put	

				intense pressure on current drainage system; lack of provisions in place, shops, schools and surgeries. Lack of infrastructure, concerns over width of road and parking issues. Application is contrary to the Local Development Policy and Current Transport Statement re local traffic movement is dated March 2014 so not accurate record (P) WE (S) KL Agreed 5 for 1 abstention Cllr A Friend returned to the meeting
2	17/00562	1 Darracot, Close, Deal, CT14 9PU	Erection of a single storey side extension, front porch extension and single garage	RESOLVED: No objections (P) WE (S) DH 5 for 2 abstentions
3	17/00609	Kenyor, Cowper Road, Deal, CT14 9TW	Erection of a two storey rear extension, conversion and extension of existing garage to habitable accommodation, link extension to main house, erection of cladding to external elevations, enlargement and replacement of windows and doors (existing extension to be demolished)	RESOLVED: No objections (P) AF (S) DH 5 for 1 against 1 abstention
4	17/00659	53 Tormore Park, Deal, CT14 9UR	Erection of a two storey rear extension (existing extension to be demolished)	RESOLVED: No objections (P) AF (S) WE Agreed
5	17/00711	40 St Leonard's Road, Deal, CT14 9AU	Erection of a two storey side extension	RESOLVED: No objections (P) WE (S) AF 6 for 1 abstention

6	17/00661	Site South of Marlborough Road, Deal, CT14 9LE	Reserved matters application for approval of layout, appearance, scale, means of access and landscaping of the site and submission of details pursuant to condition 1 of DOV/16/00706 for the erection of nine dwellings	RESOLVED: Object as it would be loss of employment land and concerns over access on to St Richards Road. (P) KL (S) AF 6 for 1 abstention
7	17/00570	1 The Courtyard, Telegraph Road, Deal, CT14 9FB	Erection of a detached garage	RESOLVED: No objections (P) WE (S) AF Agreed
8	17/00599	39 Telegraph Road, Deal, CT14 9DE	Erection of a single storey side and rear extension	RESOLVED: No objections (P) DH (S) PI Agreed
9	17/00597	4 Leander Close, Mill Hill, Deal, CT14 9FJ	Erection of a first floor rear extension	RESOLVED: No objections (P) AF (S) WE 6 for 1 abstention
10	17/00723	58 Redsull Avenue, Deal, CT14 9HE	Erection of a conservatory	RESOLVED: No objections (P) DH (S) AF 6 for 1 abstention
11	17/00634	8 Farrier Street, Deal, CT14 6JR	Erection of a rear conservatory extension (existing conservatory to be demolished)	RESOLVED: No objections (P) AF (S) WE 6 for 1 abstention
12	17/00653	44 High Street, Deal, CT14 6HE	Display of non-illuminated fret cut lettering on existing timber fascia panel and 1 no. externally illuminated hanging sign	Cllr W Elliott left the room RESOLVED: Object as is inconsistent with Dover District Council's policy of illuminated signs in the conservation area. (P) AF (S) PI 5 for 1 abstention Cllr W Elliott returned to the room.

13	17/00607	121 High Street. Deal, CT14 6BB	Installation of a replacement front door and painted in Farrow and Ball 'Green Smoke', replacement fanlight above door illustrating 'Fulmar House 121', change colour of windows to Farrow and Ball paint 'Lime White' and ground floor render in Farrow and Ball paint 'Off White'	RESOLVED: No objections (P) AF (S) WE 6 for 1 abstention
14	17/00693	146 High Street, Deal, CT14 6BE	Change of use from A1 to A2 including erection of a single storey rear extension (existing external w.c. to be demolished) and roof extension to form rear gable end	RESOLVED: No objections subject to inclusion of a planning condition requiring opaque glass to be installed to the rear elevation (P) AF (S) WE Agreed.
15	17/00649	Carter House, South Street, Deal, CT14 7AW	Creation of a new window opening and installation of a sash window	RESOLVED: No objections (P) WE (S) AF 6 for 1 abstention
16	17/00698	The Limes Business Centre, 6 Broad Street, Deal, CT14 6ER	Change of use 2 nd floor to residential	RESOLVED: No objections (P) WE (S) AF Agreed.
17	17/00646	19 Clanwilliam Road, Deal, CT14 7BX	Installation of replacement windows to front elevation	RESOLVED: No objections (P) AF (S) DH
11	DDC decisions: Members RESOLVED: To note the report (P) WE (S) AF agreed			
	The Chairman closed the meeting at 9.00pm			
	Date of next meeting: 2 August 2017			

Deal Town Council's Planning Committee – 2 August 2017**Clerk's Report****Delegated Decisions:** (For members' information)

Planning decisions made under delegated powers:

Unfortunately the council were unable to get an extension on the following two applications:

17/00758, Brooklyn Manor Avenue, CT14 9PN - Erection of a single storey rear extension, after consulting with the Chairman of the committee the Planning Clerk used her delegated powers and submitted the following:

'Deal Town Council raise no objections to this planning application'

17/00662, Land Lying North West of, Cross Road – Outline application for the erection of a detached industrial building (with all matters reserved), after consulting with the Chairman of the committee the Planning Clerk used her delegated powers and submitted the following:

'Deal Town Council object to this application on the grounds given by the Environment Agency and Highways Agency regarding insufficient documentation provided by the applicant'

Planning Applications: 10 extensions were received in order for them to be discussed tonight

Kelly Lawrence,
Planning Officer 25/07/17

DEAL TOWN COUNCIL MEMORANDUM

To: Cllr C Hartley, Chairman of Deal Town Council Planning Committee,
Committee members
From: Kelly Lawrence, Planning Clerk
Date: 20 July 2017
Subject: **Kent Country Parks Strategy 2017-2021**

Kent County Council Consultations**Kent Country Parks Strategy 2017-2021**

Deal Town Council has been invited to participate in the Kent Country Parks Strategy 2017-2021 consultation

Kent County Council's four year Country Parks Strategy sets out how KCC intend to protect and manage their Country Parks and provide high quality opportunities for people to play, learn and relax. KCC would like to hear Deal Town Council's views to ensure that they do all they can to meet the needs and expectations of Kent residents

Full information can be found on the following website www.kent.gov.uk/consultations

If you wish to comment on the consultation or have any questions you can contact KCC via email at: Kentcountryparksbusinesssupport@kent.gov.uk

The consultation closes on 11 September 2017

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

DEAL TOWN COUNCIL MEMORANDUM

To: Cllr C Hartley, Chairman of Deal Town Council Planning Committee,
Committee members
From: Kelly Lawrence, Planning Clerk
Date: 20 July 2017
Subject: **Der Bar, 152 High Street, Deal**

Dover District Council has advised Deal Town Council of the following application:

NEW LICENCE APPLICATION

Der Bar, 152 High Street, Deal, CT14 6BG

Variation of Premises License

- To enable the sale of alcohol
11:00 to 23:30 Monday to Sunday
- To enable the performance of live music to be provided within the premises
18:00 to 23.30 Monday to Friday
12:00 to 23.30 Saturday and Sunday
- To enable the playing of recorded music
11:00 to 23:30 Monday to Sunday
- To enable the sale of alcohol and the provision of regulated entertainment for extended hours on bank holidays and other limited dates as specified in the application

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

DEAL TOWN COUNCIL MEMORANDUM

To: Cllr C Hartley, Chairman of Deal Town Council Planning Committee,
Committee members
From: Kelly Lawrence, Planning Clerk
Date: 24 July 2017
Subject: **Pop Up Café, 16 High Street, Deal**

Dover District Council has advised Deal Town Council of the following application:

STREET FURNITURE CONSENT

Pop Up Café, 16 High Street, Deal, CT14 7AE

Dover District Council in pursuance of the provisions of the highways act 1980, section 115 hereby gives notice that an application to place tables & chairs on the highway at the location detailed below has been received.

Furniture: 5 Tables and 18 Chairs (see plan attached)
Timings: 08:00 to 18:00
Location: 16 High Street, Deal, CT14 7AE

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

DEAL HIGH STREET

Location
of drainage channel

N
↑
Plan view
Not to scale

cafe barrier
with floor standing poles

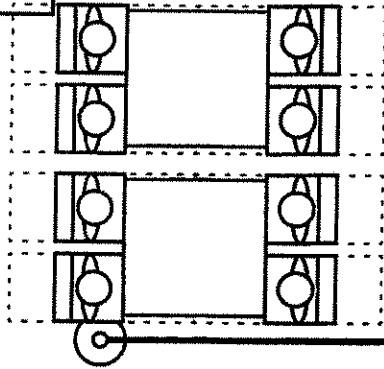
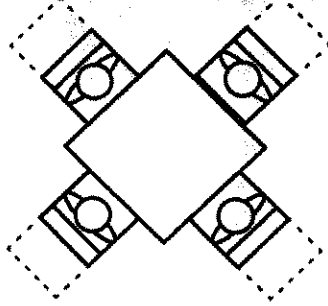
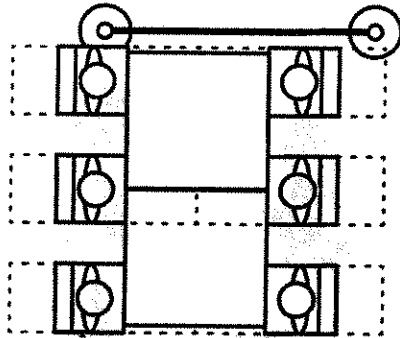
2 tables
6 chairs

1 table
4 chairs

a-board

2 tables
8 chairs

cafe barrier
with floor standing poles



16A

~6m

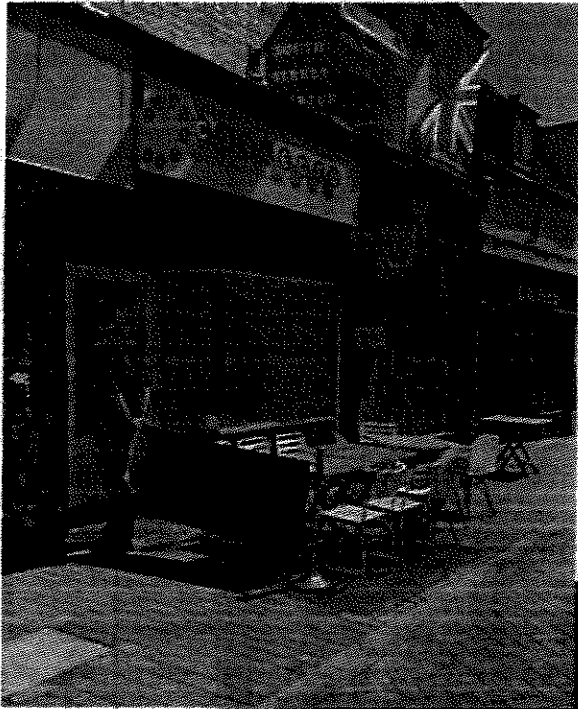
cafe
entrance

Popup Cafe
16 High St

5 x wooden tables 0.7 x 0.7 m
18 x white metal chairs

~2.3m





photos are a
guide only



Plan view
Not to scale

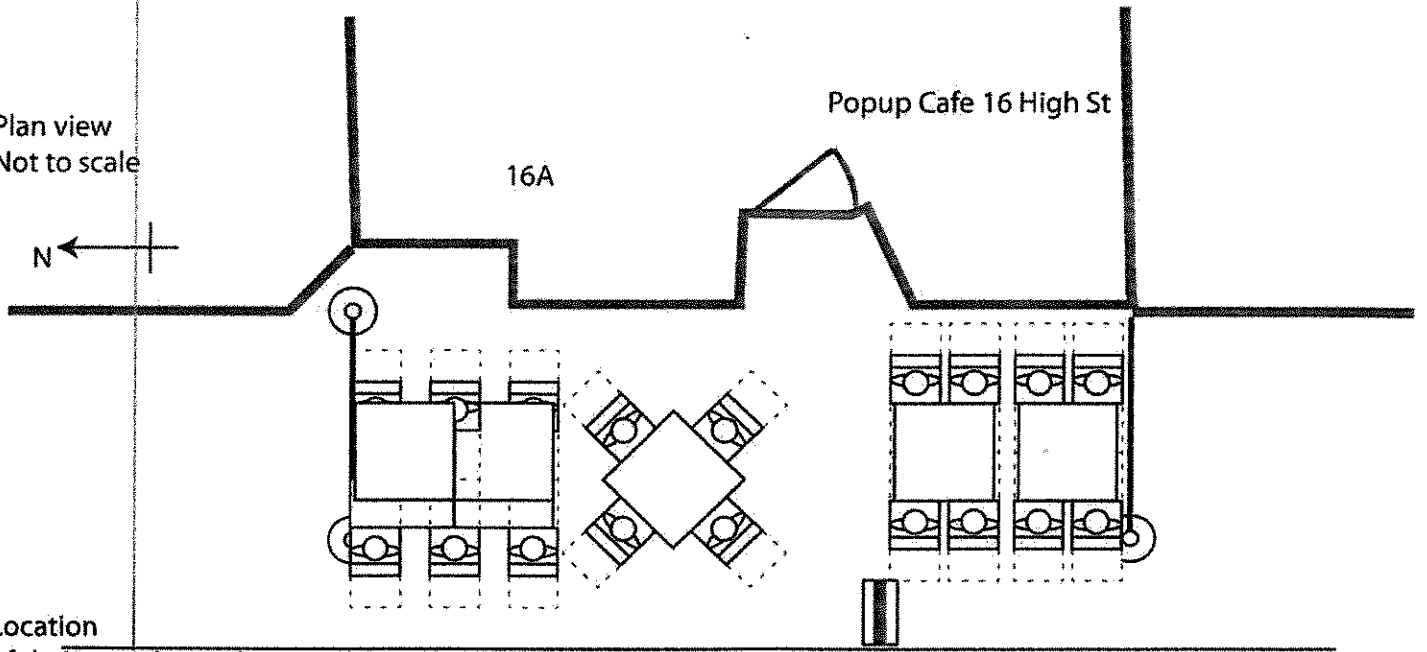
PopUp Cafe 16 High St

16A

N

Location
of drainage channel

HIGH STREET



DEAL TOWN COUNCIL MEMORANDUM

To: Cllr C Hartley, Chairman of Deal Town Council Planning Committee,
Committee members
From: Kelly Lawrence, Planning Clerk
Date: 20 July 2017
Subject: DDC Changes to the Off-Street Parking Consultation

Deal Town Council has been sent the following information from Dover District Council regarding their intention to make the following changes to the off-street parking order:

- 1. Extend the boundary of the existing car park at Tides Car Park, Deal
- 2. Extend the boundary of the existing car park at Gazen Salts Car Park, Sandwich
- 3. Add a surface car park without charges at Market Place, Aylesham
- 4. Add an additional pay and display car park at Walmer and Deal Castles
- 5. Remove all references to Fowl Mead car park from the order
- 6. Amend parking charges at locations listed in Appendix 1 of the consultation document
- 7. Increase the charge for visitor permits to £2 per permit. Resident and business permits remain unaffected.
- 8. Add a requirement that all vehicles using Dover District Council managed car parks will be roadworthy, road taxed and insured. No SORN Vehicles are permitted in the Council's car parks.

For further information on the consultation please visit:

www.dover.gov.uk/Transport,-Streets--Parking/Parking/Changes-to-the-off-street-parking-order.aspx

To send in any comments please:

- Email: Roger.Walton@dover.gov.uk or
- Write to Roger Walton, Director of Environment and Corporate Assets, Dover District Council, White Cliffs Business Park, Dover CT16 3PJ

The consultation closes at noon on 11th August 2017.

The Order is due to come into force no later than 4th September 2017.

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

DEAL TOWN COUNCIL – PLANNING APPLICATIONS

2 August 2017

ATTACH 8

	REFERENCE	ADDRESS	WARD	PROPOSAL	DECISION
1	17/00810	Anchor Works, West Street, Deal, CT14 6AH	ND	Erection of 12no. one and two bedroom flats	
2	17/00809	Land rear of 18-20 Park Street & Fronting, West Street, Deal, CT14 6AG	ND	Erection of 2no. dwellings	
3	17/00709	Flat 2, 8 Deal Castle Road, Deal, CT14 7BB	ND	Erection of two storey rear extension with external access steps (existing utility room to be demolished)	
4	17/00842 (LB)	79 Beach Street, Deal, CT14 6JA	ND	Removal of existing external boiler flue, and replace with new standard flue kit and terminal guard. Installation of new external stub stack and boiler inlet	
5	17/00845	Contraband Cottage, 64 Middle Street, Deal, CT14 6HP	ND	Installation of a replacement front door	
6	17/00815	Land Adjacent to 56 Golf Road, Deal, CT14 6QB	ND	Erection of a detached dwelling, creation of vehicular access and parking (existing garage to be demolished)	
7	17/00404	Land Adjacent to Garden Mews & NW of, Sydney Road, Deal, CT14 9GF	MH	Erection of a detached dwelling, formation of turning area, parking and boundary treatments (amended description and details) (re-advertisement)	
8	17/00661	Site South of Marlborough Road, Deal, CT14 9LE	MH	Reserved matters application for approval of layout, appearance, scale, means of access and landscaping of the site and submission of details pursuant to condition 1 of DOV/16/00706 for the erection of nine dwellings (amended details) (re-advertisement)	

9	17/00503	Land to the rear of 229-231a, St Richards Road, Deal, CT14 9LF	MH	Erection of a terrace of seven garages (amended site boundary)	
10	17/00779	38 Foster Way, Deal, CT14 9QP	MD	Erection of a single storey rear extension	
11	17/00780	40 Foster Way, Deal, CT14 9QP	MD	Erection of a single storey rear extension	
12	16/01229	117 London Road, Deal, CT14 9TR	MD	Erection of a single storey rear extension (retrospective application) (amended plans) (re-advertisement)	
13	17/00745	Land to the rear of No. 49, Church Lane, Deal, CT14 9QJ	MD	Erection of a detached dwelling and creation of associated parking (existing garage to be demolished)	
14	17/00609	Kenyor, Cowper Road, Deal, CT14 9TW	MD	Erection of a two storey rear extension, conversion and extension of existing garage to habitable accommodation, link extension to main house, erection of cladding to external elevations, enlargement and replacement of windows and doors and insertion of new side window (existing extension to be demolished) (amended description)	

DEAL TOWN COUNCIL

TREE ORDERS – 2 August 2017

NUMBER	ADDRESS	PROPOSAL	DECISION
17/00830	7 Sheron Close, Deal, CT14 9UG	Re-pollard two English Oaks	

App No.	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
17/00429	Worcester House, 139 Beach Street, Deal, CT14 6JS	Change existing paint colour to windows and doors	Granted	No objections
17/00576	17 Clifford Gardens, Deal, CT14 9JS	Conversion of existing garage to play room	Granted	No objections
17/00334	33 Century Walk, Deal, CT14 6AL	Erection of a single storey side and rear extension (existing outbuilding to be demolished)	Granted	No objections
17/00552	14A King Street, Deal, CT14 6HX	Display of one externally illuminated fascia sign and one externally illuminated hanging sign	Granted	Object as inconsistent with DDC's Shopfront policy in conservation area
16/01459	5 Griffin Street, Deal, CT14 6LH	Erection of a replacement two storey rear extension and removal of shutters to front elevation. (amended description)	Granted	No objections
16/01350	5 Griffin Street, Deal, CT14 6LH	Waterproof cellar. Replace rear addition. Replace plaster. Insert partitions to facilitate ensuite and replace door. Remove decorative shutters	Granted	No objections
17/00514	Land at 43 Dola Avenue, Deal, CT14 9QH	Variation of Condition 2 of planning permission DOV/15/00327 to allow changed to approved plans (application under Section 73)	Granted	Object as over development, original planning condition of brick wall to be built must remain in place, concerns over future access, site is already over intensified.
17/00658	43 Canute Road, Deal, CT14 6QX	Erection of a detached garage	Granted	No objections

17/00634	8 Farrier Street, Deal, CT14 6JR	Erection of a rear conservatory extension (existing conservatory to be demolished)	Granted	No objections
17/00562	1 Darracot Close, Deal, CT14 9PU	Erection of a single storey side extension, front porch extension and single garage	Refused: The reasoning underlying such refusal is as follows:- 1 The proposed extension, by virtue of its being sited substantially forward of the principal elevation of the application property, together with its scale, design and relationship with adjoining properties, would create a cramped and congested form of development, contrary to the spacious character of development within the close. Consequently, the development would fail to integrate into, and cause harm to, the character and quality of the area, contrary to paragraphs 17, 56 and 64 of the National Planning Policy Framework.	No objections
17/00597	4 Leander Close, Mill Hill, Deal, CT14 9FJ	Erection of a first floor rear extension	Granted	No objections
17/00607	121 High Street, Deal, CT14 6BB	Installation of a replacement front door and painted n Farrow and Ball 'Green Smoke', replacement fanlight above door illustrating 'Fulmar House 121', change colour of windows to Farrow and Ball paint 'Lime White' and ground floor render in Farrow and Ball paint 'Off White'	Granted	No objections
17/00570	1 The Courtyard, Telegraph Road, Deal, CT14 9FB	Erection of a detached garage	Granted	No objections
17/00599	39 Telegraph Road, Deal, CT14 9DE	Erection of a single storey side and rear extension	Granted	No objections