

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
 Thursday 5 July 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 7 June 2018 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	Planning applications received: Decisions required	Attach 3
7	Tree applications received: Decision required	Attach 4
8	DDC decisions: For information purposes	Attach 5
	Date of next meeting: 2 August 2018	
	Mrs Kelly Lawrence, Planning Clerk: <i>Kelly Lawrence</i> 28/6/18	
	Cc: Cllr Hartley, Cllr D Harper, Cllr Inch, Cllr Cronk, Cllr Tomaszewski, Cllr K Lee	
	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.	

Declarations of Interest

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 7 June 2018 starting at 7.15pm

Present:

Cllr C Hartley (Chairman)

Cllr P Inch

Cllr K Lee

Cllr D Harper

Cllr N Tomaszewski

Officer: Mrs Kelly Lawrence – Planning Clerk**Others:** 9 members of the public

		<u>Action</u>
1	<p>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 Andrew Kononowicz. He then stated he wished to thank the two Committee members who are no longer on the planning committee, Cllr Adrian Friend and Cllr Trevor Bond for all their support and knowledge shared during their time on the committee.</p> <p>The Chairman then explained that at the last full council meeting committee members did not appoint co-opted members onto the planning committee so he proposed to invite a representative from The Deal Society, Mr Robin Green and Mrs Eyvor Fogarty from Friends of North Deal (FOND) to sit with the committee during the meeting.</p> <p>RESOLVED: Representatives from The Deal Society and FONDS to be invited to sit with the committee during tonight's meeting. (P) CH (S) KL All Agreed</p> <p>Mrs Fogarty was not at the meeting however, Mr Robin Green joined the committee.</p>	
2	<p>Apologies for absence: Cllr D Cronk</p>	
3	<p>Declarations of interest: None received</p>	
4	<p>Minutes of the previous meeting held on 2 May 2018: Members RESOLVED: To accept the minutes of the planning committee meeting held on 4 April 2018 as a true and accurate record. The minutes were then agreed and duly signed by the Chairman.</p> <p>(P) NT (S) KL All agreed</p>	Chairman
5	<p>Public Participation: No members of the public wished to speak.</p>	
6	<p>Clerk's report: RESOLVED: To note the report (P) NT (S) KL All agreed</p>	Planning Clerk
7	<p>Co-opted members: The Chairman advised the committee that Mr B Elliott would no longer be representing FOND as a co-opted member and wished to thank him for all his advice and support whilst serving on the committee. RESOLVED: The committee to record their thanks to Mr B Elliott (P) CH (S) NT All Agreed</p> <p>He then made a recommendation to the committee that Mr R Green from the Deal Society and Mrs Eyvor Fogarty from FOND are put forward to full council as Co-opted members.</p> <p>RESOLVED: To recommend to full council that Mr Robin Green represents the Deal Society and Mrs Eyvor Fogarty represents FOND at DTC planning committee meetings. (P) CH (S) PI All agreed</p>	Planning Clerk
8	<p>DDC Statement of Community Involvement Consultation: Following discussion the committee RESOLVED: Members to make their own representation to the consultation (P) CH (S) KL All agreed</p>	
7	<p>Planning applications received:</p> <p>Concerns were raised on the following applications from members of the public: 18/00391 & 18/00392, 18A Griffin Street, CT14 6LH:</p> <ul style="list-style-type: none"> • Application misleading, shows as a single dwelling • No clear indication how the works will be carried out • Plans to re-create window are incorrect • No clarity of finishes 	Planning Clerk

17/01522, 86 London Road, CT14 9TR:

- No free space for children to play
- Fencing on four sides and roof will create a caged area
- Excessive noise from children kicking balls etc will affect nearby local residents
- Covenant stipulates façade & boundary to be kept clear

18/00517, 57 Beach Street, CT14 6HY

- Loss of privacy on neighbouring property as now overlooked
- Incorrect measurements used for balcony
- Materials used are not suitable
- Space is currently being used to house animals

18/00535, Co-op Foodstore, Park Street, CT14 6AG:

- Concerns over the removal of mature trees
- Negative impact on the visual amenity

REFERENCE	ADDRESS	PROPOSAL	DECISION
18/00535	Co-op Foodstore, Park Street, Deal, CT14 6AG	Demolition of existing foodstore building, associated retail and residential units, and redevelopment of site to provide a new 1,739 sq m foodstore development with associated car parking and landscaping	RESOLVED: No objections P) CH S) NT Agreed
18/00217	47 The Marina, Deal, CT14 6NP	Erection of a dwelling house, with provision of associated amenity space, parking, cycle storage and refuse provision (amended red outline)(amended red outline) (re-advertisement)	RESOLVED: No objections P) KL S) NT Agreed
18/00517	57 Beach Street, Deal, CT14 6HY	Erection of first floor decked balcony area to rear elevation (retrospective)	RESOLVED: Object as inappropriate development in conservation area and overlooking neighbouring property causing loss of privacy P) KL S) NT Agreed
18/00391	18A, Griffin Street, Deal, CT14 6LH	Replacement of timber shopfront, erection of cast iron glazed canopy to rear elevation to facilitate existing raised platform to create a balcony with steps to rear, insertion of porthole window to side	RESOLVED: Strongly object as would fundamentally change the character of a grade 2 listed building, will have an impact on structure of house front, conservation area and the character of the building

		elevation, external alterations, replacement timber windows, new steps and paving to main entrance (existing timber shop front to be removed)	P) NT S) DH Agreed
18/00392 (LB)	18A Griffin Street, Deal, CT14 6LH	Alteration of existing shopfront; erection of cast iron glazed canopy to existing raised platform to create a balcony with steps to rear, removal of existing & insertion of 2no. windows to side elevation, replacement timber windows to front elevation; new steps and paving to main entrance, erection of internal partitions to ground & 1 st floor	RESOLVED: Strongly object as would fundamentally change the character of a grade 2 listed building, will have a negative impact on the structure of house front, conservation area and character of the building P) NT S) DH Agreed
The Chairman then recommended that he change the order in which the applications were to be discussed. (P) CH (S) KL All agreed			
17/01522	86 London Road, Deal, CT14 9TR	Erection of a single storey extension, erection of a 1.8m high security fence to the north east and south east boundary and extension to existing dropped kerb (Porta Cabin classroom to be removed) (amended plans) (re-advertisement)	RESOLVED: Object as over intensification of residential site, will have a devastating impact on the area and will cause major traffic issues P) DH S) NT Agreed Cllr D Harper Left the meeting
18/00416	15 Coppin Street, Deal, CT14 6JL	Erection of a single storey rear extension, reduce depth of side garage roof, replace rear lobby door with window (existing shed to be demolished)	RESOLVED: No objections P) NT S) PI Agreed
18/00417 (LB)	15 Coppin Street, Deal, CT14 6JL	Erection of single storey rear extension. Alterations to existing side garage. Removal of existing rear door to Lobby, with replacement window. New opening & door from existing Lobby to extension	RESOLVED: No objections P) NT S) PI Agreed

18/00534	80 Middle Street, Deal, CT14 6HL	Variation of Condition 3 of planning permission DOV/15/00429 to allow the retention of mobile building	RESOLVED: No objections P) KL S) NT Agreed
18/00411	Ship Cottage, 134 Middle Street, Deal, CT14 6JZ	Repaint elevations in Dulux: sea gull grey – 30YY 42-083	RESOLVED: No objections P) CH S) NT Agreed
18/00395	18 Princes Street, Deal, CT14 6DH	Erection of a single storey rear extension and associated external alterations	RESOLVED: No objections P) KL S) NT Agreed
18/00415	23 St Patricks Road, Deal, CT14 6AW	Erection of single storey rear extension and formation of new vehicular access and parking	RESOLVED: No objections P) NT S) KL Agreed
18/00486	114 Golf Road, Deal, CT14 6QN	Erection of single storey side and rear extensions	RESOLVED: No objections P) PI S) NT Agreed
18/00492	Linwood Youth Centre, 92 Mill Road, Deal, CT14 9AH	Erection of no.6 semi- detached dwellings, formation of new vehicular access, car parking and landscaping (existing buildings to be demolished)	RESOLVED: No objections P) NT S) KL Agreed
18/00488	Land rear of 97 London Road, Deal, CT14 9TP	Erection of a detached dwelling with integral garage and parking	RESOLVED: No objections P) PI SA) KL Agreed
18/00412 (LB)	Eythorne Cottage, 362 Middle Deal Road, Deal, CT14 9SN	Formation of larger opening to existing ground floor North East, removal of window and insertion of French doors	RESOLVED: No objections P) KL S) NT Agreed
18/00541	135 Middle Deal Road, Deal, CT14 9RJ	Erection of single storey side extension and replacement flat roof to existing extension	RESOLVED: No objections P) NT S) KL Agreed
18/00466	27a Grange Road, Deal, CT14 9TT	Erection of a front porch extension (existing porch to be demolished)	RESOLVED: No objections P) NT S) KL Agreed
18/00496	103 Church Path, Deal, CT14 9UD	Erection of a rear conservatory extension	RESOLVED: No objections P) CH S) NT Agreed
18/00500	64-66, Southwall Road, Deal, CT14 9QA	Erection of a 2 storey community building with associated additional parking, storage of no2	RESOLVED: No objections P) NT S) KL Agreed Cllr P Inch Abstained

			containers and relocation of Nursery's play area (existing garage to be demolished)		
8	Tree applications received:				Planning Clerk
	NUMBER	ADDRESS	PROPOSAL	DECISION	
	18/00318	13 Tollgate, Deal, CT14 9UZ	Fell one horse chestnut & re pollard two horse chestnuts	RESOLVED: No objections P) AF S) PI Agreed Cllr N Tomaszewski Abstained	
9	DDC decisions: Members RESOLVED: To note the report. (P) AF (S) DH All Agreed				
	The Chairman closed the meeting at 8.10pm				
	Date of next meeting: 5 July 2018				

DEAL TOWN COUNCIL – PLANNING APPLICATIONS

5 July 2018

REFERENCE	ADDRESS	WARD	PROPOSAL	DECISION
1	18/00665 355 London Road, Deal, CT14 9PS	MD	Erection of single residential dwelling, detached garage and construction of vehicular access and parking to new and existing dwelling (existing garage to be demolished)	
2	18/00584 23 Claremont Road, Deal, CT14 9TX	MD	Erection of a rear conservatory extension to enclose existing swimming pool	
3	18/00572 Land rear of, 49 Church Lane, Deal, CT14 9QJ	MD	Erection of detached dwelling with associated parking (existing garage to be demolished)	
4	18/00555 65 Matthew's Close, Deal, CT14 9SR	MD	Erection of a single storey side extension	
5	18/00612 11 The Grove, Deal, CT14 9TL	MD	Erection of single storey rear conservatory extension	
6	18/00672 16 Orchard Avenue, Deal, CT14 9RW	MD	Erection of a single storey rear and side extension	
7	18/00548 First & Second Floors, 96 High Street, Deal, CT14 6EE	ND	Change of use of first and second floors into a self-contained flat and insertion of entrance to front elevation	
8	18/00502 104-106, High Street, Deal, CT14 6EE	ND	Change of use and conversion of storage areas to residential accommodation	
9	18/00542 18 Nelson Street, Deal, CT14 6DP	ND	Replacement windows (painted Dulux White) and door (painted Dulux Satin Kent Pale Pink) to front elevation	

10	18/00529 (LB)	5 Griffin Street, Deal, CT14 6LH	ND	To replace the existing timber window lintels at basement, ground & first floor level with concrete lintels
11	18/00648	104-106 West Street, Deal, CT14 6EB	ND	Conversion, extension and alterations to outbuilding to form a dwelling
12	18/00637	14 St Georges Road, Deal, CT14 6BA	ND	Installation of single gate to rear wall
13	18/00638	Rush House, Queen Street, Deal, CT14 6ET	ND	Erection of single storey side extension, erection of a light well to form a new window at basement level and the erection of 2 front dormer roof extensions
14	18/00639 (LB)	Rush House, Queen Street, Deal, CT14 6ET	ND	Erection of single storey side extension, erection of a light well to form a new window at basement level. Insert tanking system to basement, erection of 2no. dormer windows to front elevation. Remove load bearing wall. Insert new partitions
15	18/00642	62 Redsull Avenue, Deal, CT14 9HE	MH	Erection of a two storey side extension and a single storey rear extension
16	18/00593	5 Manor Road, Deal, CT14 9BS	MH	Erections of single storey rear extension
17	18/00667	18A Mongeham Road, Great Mongeham, Deal, CT14 9PQ	MH	Erection of an outbuilding (retrospective application)
18	18/00478	7 Walmer Gardens, Deal, CT14 9BF	MH	Conversion of garage into habitable room

DEAL TOWN COUNCIL

TREE ORDERS – 5 July 2018

NUMBER	ADDRESS	PROPOSAL	DECISION
18/00516	71 Canute Road, Deal, CT14 6QX	Re-pollard one poplar back to previous cutting points	

Deal Town Council
Dover District Council Decisions
5 July 2018

App No.	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
18/00355	28 Union Road, Deal, CT14 6EA	Erection of part two storey and part single storey rear extensions, installation of external steps, balcony with balustrade, rooflight, replacement windows and doors to rear (existing extensions and steps to be demolished)	Granted	No objections
18/00113	Stretton Court, Wellington Road, Deal, CT14 7UW	Erection of a front boundary wall with railings (existing wall to be demolished)	Granted	No objections
18/00332	9 Addelam Close, Deal, CT14 9LT	Installation of 2 no. rooflights to rear roofslope	Granted	No objections
18/00215	The Chalet, 37 Nelson Street, Deal, CT14 6DR	Creation of a vehicle access, formation of a hardstanding and part demolition of boundary wall (part retrospective)	Granted	No objections
18/00412	Eythorne Cottage, 362 Middle Deal Road, Deal, CT14 9SN	Formation of larger opening to existing ground floor North East window, removal of window and insertion of French doors	Granted	No objections
18/00074	27 Beach Street, Deal, CT14 6HY	Erection of a side extension and a decked balcony area for outside restaurant dining purposes	Refused: The reasoning underlying such refusal is as follows:- 1 By virtue of its siting and scale, the use of the decked balcony area for restaurant dining purposes would have a harmful impact upon the residential amenity of the occupiers of the first floor flat at no.27 Beach Street causing unacceptable disturbance and loss of privacy which would be harmful to the quality of the neighbours living environment contrary to paragraphs 17, 56, 58 and 64 of the National Planning Policy Framework.	Defer decision to DDC Heritage Officer

18/00410	Bowling Green Tavern, 164 Church Path, Deal, CT14 9UD	Erection of a detached dwelling, associated parking and formation of vehicular access following reconfiguration of pub car park	Granted	No objections
18/00357	3 Bevan Close, Deal, CT14 9FW	Fell two sycamores and replace with one silver birch	Granted	No objections
18/00350	50 Mongeham Road, Deal, CT14 9PG	Erection of detached dwelling and creation of parking (existing dwelling and garage to be demolished)	Granted	No objections
18/00466	27A Grange Road, Deal, CT14 9TT	Erection of a front porch extension (existing porch to be demolished)	Granted	No objections
18/00496	103 Church Path, Deal, CT14 9UD	Erection of a rear conservatory extension	Granted	No objections
18/00411	Ship Cottage, 134 Middle Street, Deal, CT14 6JZ	Retrospective application to repaint elevations in Dulux: sea gull grey	Granted	No objections
18/00416	15 Coppin Street, Deal, C T14 6JL	Erection of a single storey rear extension, reduce depth of side garage roof, replace rear lobby door with window (existing shed to be demolished)	Granted	No objections
18/00417	15 Coppin Street, Deal, CT14 6JL	Erection of single storey rear extension. Alterations to existing side garage. Removal of existing rear door to lobby, with replacement window. New opening & door from existing lobby to extension	Granted	No objections
18/00395	18 Princes Street, Deal, CT14 6DH	Erection of a single storey rear extension and associated external alterations	Granted	No objections
17/01462	173 – 175 Beach Street, Deal, CT14 6LE	Creation of a residential dwelling (existing gardens rooms to be part demolished)	Granted	Defer decision to DDC Heritage Officer
18/00543	26 Hamilton Road, Deal, CT14 9BH	Certificate of Lawfulness (existing) for the formation of a vehicle access and hardstanding	Granted	N/A