

## DEAL TOWN COUNCIL

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

I hereby give notice that a meeting of the Planning Committee will be held in the Deal Town Hall Chamber on Wednesday 8 July 2015 at 7.15pm. All residents of the Town are welcome to attend and 15 minutes will be set aside to allow members of the public and press to raise issues or questions relating to the agenda.



Kelly Lawrence – Planning Officer

Date: 01/07/15

### AGENDA

1	<b>Chairman's opening remarks:</b>			
2	<b>Apologies for absence:</b>			
3	<b>Declarations of interest:</b> To receive any declarations of interest from Members in respect of business to be transacted on the agenda.			<b>Attach 1</b>
4	<b>Minutes of previous meetings:</b> The minutes of the previous meeting held on 3 June 2015 to be signed and agreed.			<b>Attach 2</b>
5	<b>Clerks Report:</b> for information			<b>Attach 3</b>
6	<b>Public participation:</b> To allow members of the public an opportunity to discuss with councillors items on the agenda. (15 minutes)			
7	<b>Planning applications received: Decisions required</b>			<b>Attach 4</b>
	<b>NUMBER</b>	<b>ADDRESS</b>	<b>PROPOSAL</b>	<b>DECISION</b>
	15/00489	134 High Street, Deal, CT14 6BE	Erection of a dormer roof extension to rear roof slope and erection of first floor extension over existing detached studio	
	15/00348	6 Sondes Road, Deal, CT14 7BW	Part change of use to residential (class C3)	
	15/00516	9 Stanhope Road, Deal, CT14 6AB	Display of one non-illuminated fascia panel	
	15/00020	65 College Road, Deal, CT14 6BT	Erection of a first floor rear extension and installation of two rooflights (amended plans)	
	15/00500	1 Golden Street, Deal, CT14 6JU	Erection of a roof extensions, insertion of a side rooflight and replacement window	
	15/00501	1 Golden Street, Deal, CT14 6JU	Erection roof extensions, insertion of a side rooflight and replacement window and associated internal alterations	
	15/00553	1 Manor Close, Deal, CT14 9XA	Erection of a two storey side extension	
	15/00355	177 Middle Street, Deal, CT14 6LW	Erection of an infill conservatory extension to rear, creation of an archway by removal of rear window with associated internal and external alterations (part demolition of existing extension)	
	15/00354	177 Middle Street, Deal, CT14 6LW	Erection of an infill conservatory extension (part demolition of extension)	
	15/00531	Brewood School, 86 London Road, Deal, CT14 9TR	Retention of a mobile classroom and erection of one mobile classroom (existing workshops and sheds to be demolished)	

	15/00220	Land to rear of White Lodge, Lower Mill Lane, Deal, CT14 9AG	Erection of a detached dwelling (amended plans)		
	15/00447	7 Bevan Close, Deal, CT14 9FW	Creation of hardstanding, erection of wall, railings and gate and relocation of steps		
	15/00132	Land Between 17 – 23, Cross Road, Deal CT14 9LB	Erection of a pair of semi-detached houses, creation of vehicular access and parking (re-advertisement)		
	15/00583	Site of Natwest Bank, High Street, Deal, CT14 6EW	Display of two internally illuminated fascia signs and two internally illuminated hanging signs		
<b>8</b>	<b>Tree applications received: Decisions required</b>				<b>Attach 5</b>
	<b>NUMBER</b>	<b>ADDRESS</b>	<b>PROPOSAL</b>	<b>DECISION</b>	
	15/00547	2 Tormore Park, Deal, CT14 9UY	Crown lift one sycamore to 5metres and reduce crown by 20%		
	15/00580	6 Fiveways Rise, Deal, CT14 9QN	Fell one beech tree		
<b>9</b>	<b>Neighbourhood Development Plan: Verbal report</b>				<b>Clr Bond</b>
<b>9</b>	<b>DDC decisions: For information purposes</b>				<b>Attach 6</b>
<b>10</b>	<b>Highways:</b> Highway Road notices: For noting, to be tabled on the night				
<b>11</b>	<b>Chairman's closing remarks:</b>				
	<b>Date of next meeting: 5 August 2015</b>				

Declarations of InterestDisclosable 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 June 2015**

**Present:**

Cllr Elliott (Chairman)	Cllr Hartley
Cllr Lee (Vice-Chairman)	Cllr Harper
Cllr T Bond	Mr B Elliott (co-opted member FONDS)
Cllr Butler	Mr R Green (co-opted member Deal Society)
Cllr Friend (ex-officio)	

**Officers:** Mrs Lorna Crow - Town Clerk                      **others:** 25 members of the public  
Mrs Kelly Lawrence – Planning assistant

1	<b>Chairman's opening remarks:</b> Councillor Elliott welcomed the newly elected councillors to the meeting and advised on the emergency fire procedures.
2	<b>Apologies for absence:</b> All present
3	<b>Declarations of interest:</b> To be taken at the item.
4	<b>Minutes of the previous meeting held on 5 May:</b> RESOLVED: To agree to note the minutes of the previous meeting held on 5 May 2015 as a true and accurate record. (P) AF (S) DH Agreed. The minutes were signed by the Chairman.
5	<b>Clerks Report:</b> The Chairman asked the former Chairman of the planning committee, District Cllr B Gardner who was in the audience if he had received any further updates to his correspondence. Cllr Gardner advised that he had nothing further to report but asked the committee to continue to monitor the progress at the Regent Cinema, KCC for the A Boards report, Crushingtons and the Outdowns development. The Chairman assured him that they would. Members agreed to note the Clerks report.
6	<p><b>Public Participation:</b> The Chairman advised that nearly all members of the public present had come to speak about application 15/00327 43 Dola Avenue and took comments from them:</p> <p>Cllr Friend declared an OSI and left the room.</p> <p>The public who were also residents near to the application raised concerns which included;</p> <ul style="list-style-type: none"> <li>• The negative effective on wildlife in the area due to the clearing of the site</li> <li>• Very congested area for parking with limited access</li> <li>• Concern at highway safety</li> <li>• Lack of emergency service access due to parked cars</li> <li>• Noise pollution from increased traffic</li> <li>• Quality of the area would be devastated</li> <li>• Overdevelopment of the site</li> <li>• Possibility of antisocial behaviour in amenity area</li> </ul> <p>The Chairman thanked the public for their comments, and stated that the committee would move this application up the planning list to be discussed first.</p>

	14/01175	169 Middle Street, Deal, CT14 6LL	Replacement windows to front elevation and insertion of new window to basement and associated internal and external alterations	RESOLVED: No objection (P) AF (S) KL Agreed Cllr T Bond abstained	
	15/00439	169 Middle Street, Deal, CT14 6LL	Replacement windows to front elevation and insertion of new window to basement	RESOLVED: No objection (P) AF (S) KL Agreed Cllr T Bond abstained	
	15/00475	51 College Road, Deal, CT14 6BT	Installation of replacement windows and doors and cladding to front elevation	RESOLVED: No objection (P) CH (S) AF Agreed Cllr T Bond abstained	
	15/00407	68 & 70, 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	RESOLVED: Refuse due to lack of parking facilities on site (P) AF (S) DH Agreed Cllr T Bond abstained	
	15/00429	80 Middle Street, Deal, CT14 6HL	Siting of a mobile building to provide additional office space	RESOLVED: No objection (P) KL (S) LB Agreed Cllr T Bond abstained	
	15/00435	1 Chapel Street, Deal, CT14 6HW	Re-painting of window frames, front door and front elevation, rendering chimney stack and insertion of stove terminal	RESOLVED: Defer to DDC Heritage Officer for decision (P) AF (S) DH Agreed Cllr T Bond abstained	
	15/00436	1 Chapel Street, Deal, CT14 6HW	Erection of new kitchen roof incorporating two rooflights, installation of two rooflights to bathroom roof, re-painting of front elevation, window frames and front door, installation of stove terminal, rendering of chimney stack and internal alterations	RESOLVED: Defer to DDC Heritage Officer for decision (P) AF (S) DH Agreed Cllr T Bond abstained	
	15/00456	Land rear of, 30 Cross Road, Deal, CT14 9LB	Erection of a rear conservatory extension	Cllr AF declared an OSI and left the room RESOLVED: No objection (P) DH (S) LB Agreed Cllr T Bond abstained Cllr Friend returned to the meeting	
8	<b>DDC decisions:</b> RESOLVED: Members agreed to note the report (P) AF (S) KL All Agreed				
9	<b>Highways:</b> The Chairman advised of the following road closures: Wellington Road, 8-10 <sup>th</sup> June for an estimated period of up to 3 days and Coldblow Level Crossing, Ripple on 19 <sup>th</sup> July only  The Chairman closed the meeting at 8.35pm				

**Deal Town Council's Planning Committee – 8 July 2015**

**Clerks Report**

- **Planning Extensions:** 7 extensions were received in order for them to be discussed tonight
  
- **For information only:** Dover District Council has received an appeal against conditions for the following application;

Application Ref: 13/00886, Unit 1, 2 Freeman's Way, Deal, CT14 9DH –  
Change of use to beauty salon and spa

Deal Town Council raised no objections to this planning application following discussion during the planning meeting held in February 2014

30/06/15

Kelly Lawrence, Planning Assistant

DEAL TOWN COUNCIL – PLANNING APPLICATIONS

8 July 2015

ATTACH 4

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15/00583	Site of Natwest Bank, High Street, Deal, CT14 6EW	Display of two internally illuminated fascia signs and two internally illuminated hanging signs	

## DEAL TOWN COUNCIL

TREE ORDERS – 8 July 2015

NUMBER	ADDRESS	PROPOSAL	DECISION
15/00547	2 Tormore Park, Deal, CT14 9UY	Crown lift one sycamore to 5metres and reduce crown by 20%	
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## Deal Town Council

## Dover District Council Decisions – 8 July 2015

App No.	Location	Proposal	DDC's Development Control decision	Deal Town Council's Rec
15/00309	42 London Road, Deal, CT14 9TE	Creation of a vehicular access	Granted	No objections
15/00377	2 Tormore Park, Deal, CT14 9UY	Reduction of Cypress hedgerow to 2.5m by removing all side branches, and crown lift one sycamore tree to 5m and crown reduction by 2m	Application withdrawn	No objections
15/00315	198 Church Path, Deal, CT14 9UD	Erection of single storey side and rear extensions	Granted	No objections
15/00294	36 London Road, Deal, CT14 9TE	Creation of a vehicular access	Granted	No objections
15/00105	Land rear of, 22 St Leonards Road, Deal, CT14 9AS	Erection of a detached dwelling and garage	Refused	No objections
14/01058	Land rear of No 7, Church Lane, Deal, CT14 9QD	Erection of a dwelling	Granted	Object as overdevelopment of a small site. However, if DDC decide to grant this application this committee requests that you ensure a sprinkler system is installed as recommended by the Fire Brigade.
15/00339	24, 26 & 28 Friends Close, Deal, CT14 6FD	Variation of Condition 2 of planning permission DOV/04/00261 to allow the erection of a rear conservatory extension (application under Section 73)	Granted	Object on previous planning grounds as DDC had originally decided that no further development on this site would be permitted.

15/00346	8 Victoria Road, Deal, CT14 7AP	Change of use from mixed use take-away (Use Class A5) and residential (Use Class C3) to mixed use take-away (Use Class A5) and restaurant (Use Class A3), with ancillary staff and office facilities.	Granted <b>Fire Safety</b> Two consultee responses were concerned about the issue of fire safety given that there is no fire escape indicated. The agent for the development confirms that the architect consulted an independent building control officer when designing the proposal. The agent has subsequently supplied a fire safety drawing with the proposal, which is considered suitable to address concerns relating to this issue.	Object: On the grounds of concern at the fire safety as the restaurant is on second floor and is not easily accessible. If the fire brigade are totally happy with this proposal then this committee would withdraw its objection.
15/00388	27 Victoria Road, Deal, CT14 7AS	Change of use and conversion to single residential dwelling	Granted	No objections
15/00077	56 The Marina, Deal, CT14 6NP	Erection of a first floor side extension to create a self-contained flat	Refused	Object: Not in keeping with street scene and surrounding houses
15/00414	92 Middle Street, Deal, CT14 6JN	Repainting of front elevation	Granted	No objections
15/00366	11 Alfred Row, Deal, CT14 6LT	Erection of a two storey side extension, installation of French doors and replacement windows (existing outbuilding and shed to be demolished)	Granted	Object as over development of site, loss of amenity space and out of keeping
15/00182	15 Coppin Street, Deal, CT14 6JL	Partial demolition of chimney to outbuilding	Granted	No objections
15/00037	65-67 High Street, Deal, CT14 6EH	Installation of an additional door to front elevation to facilitate sub-division of shop	Granted	No objections
15/00106	15 Coppin Street, Deal, CT14 6JL	Partial demolition of chimney to outbuilding	Granted	No objections

15/00237	140 Middle Street, Deal, CT14 6LL	Erection of a single storey rear link extension	Granted	No objections
15/00353	Romjil, Ellens Road, Deal, CT14 9JJ	Change of use existing kennel building and office to ancillary outbuilding for use in conjunction with Romjil	Granted	No objections
15/00405	Flat 4, 63 Victoria Road, Deal, CT14 7AY	Insertion of replacement windows	Refused	Refuse as out of keeping with surrounding area