

**DEAL TOWN COUNCIL**  
**Town Hall, High Street, Deal,**  
**Kent, CT14 6TR**  
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To all Planning Committee Councillors: You are hereby summoned to attend a meeting of the Planning Committee via Microsoft Teams on Tuesday 6 April 2021 at 7.15pm to transact the business shown on the agenda below.

To the press and public: Any member of the public may submit a written statement of no more than 500 words relating to any item on this agenda. These must be received by 10am on Thursday 1 April 2021 by the Communications Officer Joanne Harper via the contact details above.

To listen to this meeting please contact the Communications Officer Joanne Harper, via the contact details above before 12 noon on Tuesday 6 April 2021.



Kelly Lawrence  
Committee Clerk  
Date: 29/03/2021

AGENDA

1	<b>Chairman's opening remarks and apologies for absence:</b>	
2	<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>
3	<b>The minutes of the planning committee meeting held on 1 March 2021 for approval and signing:</b> Decision required	<b>Attach 2</b>
4	<b>Statements received from members of the public on items relating to the agenda to be read out by the Committee Clerk (maximum 15 minutes):</b> For councillor information	
5	<b>Correspondence received: Environment Agency response regarding Small Scale Planning Applications:</b> For information purposes	<b>Attach 3</b>
6	<b>Planning applications received:</b> Decisions required	<b>Attach 4</b>
7	<b>Tree applications received:</b> Decision required	<b>Attach 5</b>
8	<b>DDC decisions:</b> For information purposes	<b>Attach 6</b>
	<b>Date of next meeting:</b> 4 May 2021	
	Cc: Cllr C Turner, Cllr S Carlyle, Cllr A Friend, Cllr M Eddy, Cllr A Stroud, Mr R Green, Mr C Hartley and Mrs E Fogarty	



## 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 remote Planning Committee held on Monday 1 March 2021 starting at 7.15pm**

**Present:**

Cllr C Turner (Chairman)

Cllr S Carlyle (Vice Chairman)

Cllr A Friend

Cllr M Eddy

Cllr E Rowbotham

Mr C Hartley (Co-opted member)

Mrs E Fogarty (Co-opted member FOND)

Mr R Green (Co-opted member Deal Society)

**Officers:** Mrs Kelly Lawrence – Committee Clerk

Miss J Harper – Communications Officer

**Others:** No members of the public

1	<b>Chairman's opening remarks and apologies for absence:</b> The Chairman welcomed everyone to the March remote meeting and advised of the procedures. Apologies were acknowledged from Cllr A Stroud.	<b>Action</b>
2	<b>Declarations of interest:</b> Cllr A Friend declared a VAOI on Item 6, No.10: Ref 21/00080 as he is joint owner of the property opposite the proposed application site.	
3	<b>Minutes of the previous meeting held on 1 February 2021:</b> Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 1 February 2021 as a true and accurate record. (P) AF (S) SC Agreed. Cllr E Rowbotham Abstained from voting	
4	<b>Statements received from members of the public on items relating to the agenda to be read out by the Committee Clerk:</b> Correspondence was received and forwarded to committee members from one member of public objecting to planning application no. 21/00185, 269 Telegraph Road, Deal, CT14 9EJ.	Committee Clerk
5	<p><b>DDC Local Plan:</b> The Chairman gave his apologies to Cllr M Eddy for omitting his recommendations in the committees DDC Local Plan Supporting Documents report on The Historical Environment section of the Local Plan. He then thanked him for the report and requested for it to be included in the recommendations to the Extraordinary meeting of Full Council on 10 March 2021. RESOLVED: Cllr Eddy's report on The Historical Environment to be included in the recommendation submitted to the Extraordinary meeting of Full Council on 10 March 2021.  (P) AF (S) ME All Agreed.</p> <p>Following discussion members RESOLVED: The Committee supports The Historic Environment, New Homes and Design policies within DDC's Local Plan with the following additions/suggestions to be submitted as a recommendation to the Extraordinary meeting of Full Council to be held on 10 March 2021.  (P) AF (S) SC All Agreed</p> <p><b><u>NEW HOMES</u></b></p> <p>Cllr C Turner:  <b><u>Planning for new homes</u></b></p> <p>6.18 Provide objectively assessed needs for housing – agree that this is an acceptable position.  6.20 Constraining factors for planning for more than the baseline housing growth – agree with all of them, especially "the capacity of existing infrastructure".  6.21 Agree completely!  6.24 Agree- preferred option.</p>	All Members



Nowhere is there a mention of the council designing and delivering its own house building programme. There must be scope to tackle the housing issue by planning for council building, especially on those suitable sites not favoured by developers. So far too much is left to the "free market" in house building.

Mr Robin Green:

#### **Section 4**

##### **Vision & Objectives**

Whilst welcoming the overall vision I am not convinced that it takes the social and economic impacts of the pandemic seriously enough. The current Local Plan was fatally weakened by a refusal to take account of the 2008 financial crisis and ploughing ahead with a high growth strategy despite all the warnings from local community groups.

#### **Section 6**

##### **New Homes**

I have already commented on this section. The delivery of an effective Infrastructure Delivery Plan is absolutely crucial to achieving appropriate housing growth.

DEA008 and DEAO20 sites at Cross Road fail to take account of the issues related to sewerage and drainage that impact on other areas of the town.

WAL002 would have a very negative impact in the local environment and especially on the Local AONB.

#### **Section 8**

##### **Retail & Town Centre's:**

This underestimates the social and economic tumult all town centres are facing. I support the need for a Retail and Town Centres Needs Assessment before the adoption of the draft Plan. I fully support the proposed extensions to the Town Centre boundary. I also support not permitting change of use to ground floor retail uses.

I welcome the recognition that the whole of Deal high street lies within a conservation area and that has implications for shop signage.

#### **Section 9**

##### **Transport & Infrastructure:**

The consultation funded by DDC some years ago about the viability of a relief road to the north west of Deal showed that it was not viable without considerable devastation to the local environment. It would also cost in the region of £50 million because it was over flood plain and marshland.

#### **Section 10**

##### **Design:**

This is a very welcome addition to the Local Plan not least the emphasis on local Design guides.

#### **Section 12**

##### **The Historic Environment:**

The current Plan was very weak on the Heritage of the district. This is a very welcome improvement. I welcome the emphasis on Appraisals although there are some minor errors (says the author of 5 appraisals!). I would welcome a much stronger emphasis on the creation of a Local List of Heritage Assets which the council has an obligation to create.



I also welcome the recognition that conservation raises issues related to climate change and energy efficiency. The requirement for strong and detailed Heritage statements is crucial to listed building and conservation area applications. Currently they vary and are sometimes worse than useless.

#### **DESIGN**

Cllr C Oliver:

#### **Strategic Policy 15: Place Making**

It would be good to add something here supporting about radical ideas and solutions being incorporated into design - community composting, EV car sharing schemes, community energy generation. I know it mentions sustainability, but I feel there is too much focus on keeping things visually similar.

#### **DM Policy 36: Achieving High Quality Design**

Recommend the 'where appropriate' be removed at the end of g), so:

g) Ensure that existing features, including trees, natural habitats, boundary treatments and historic street furniture, that positively contribute to the quality and character of an area, are retained, enhanced and protected.

#### **THE HISTORIC ENVIRONMENT**

Cllr M Eddy:

#### **Chapters 1, 2, 3 and 4**

**Chapters 1 and 2** describe the legal and practical reasons for the Local Plan and how to engage with the consultation process respectively.

**Chapter 3** summarises the nature of the area, the characteristics of the population and the key factors influencing the Local Plan.

##### **Population**

Figures 3.2 and 3.3 compare the population pyramids at the 2011 census and then at the 2018 estimate. This shows that the population of Dover District is ageing. The figures also demonstrate that the younger elements of the population (15-19 in 2011) have not been retained. Nevertheless there has been a total cumulative migration of 6,265 persons into the district, 80% of whom were internal migrants (i.e. from elsewhere in the UK). The cumulative total of internal migration is significant over the period as is shown in Fig. 3.4.

The Local Plan admits that the bulk of the in-migration is made up of people who are middle-aged or older. It is more coy, not to say silent, about the loss of younger people from the area.

##### **Health**

This section covers a number of health indicators but would have been better entitled "Deprivation". There is a facile equation between children in low income families (19.4%) and childhood obesity (19.1%) implicit in paragraph 3.7. Dover is ranked 107<sup>th</sup> out of 317 English council areas by deprivation indices, where 1 is the most deprived. And three wards in Dover town area are in the 10% of most deprived wards in the country. Educational attainment is worse than the national average.

##### **Climate**

The Local Plan records DDC's declaration of a Climate Emergency and the creation of a Climate Change Member Working Group as well as DDC's commitment to being a zero-carbon council by 2030 and a carbon neutral district by 2050. Fig. 3.5 provides an indication of the sources of carbon dioxide by sector and how that reduced sharply between 2008 and 2009 but more slowly since



then. Paragraph 3.13 emphasises the problem of water resources in an area which receives low rainfall and is dependent on groundwater extraction.

### Housing

This shows that Deal has taken the brunt of housing development over the previous Plan period, while “Dover” (including Whitfield etc) has under-delivered on house building targets. It does confirm that Dover has a higher than national average of council housing in its housing stock, though overall its social housing stock is below the national average. House prices are below the Kent average and well below the national average.

The district has 1,448 vacant properties of which 1,257 are second homes. In Fig. 3.2 the proportion of second homes is given as 2.3% but in the text immediately above the percentage is given as 2.1%.. Vacant properties of both types have increased in number over the last 5 years.

### Economy

Earnings are below the Kent average. There are fewer people employed in professional or technical roles than the Kent average and more in transport, public administration and manufacturing. The district has changed to being a net exporter of employees from a state of equal inward and outward movements of labour.

Levels of educational attainment have improved, though from a low base, and are still lower than the Kent and national averages.

### Transport

The district is described as being “highly accessible by rail, road and sea”, whilst it also claims that the district has high speed rail connections to London, when the reality is that HS1 trains pass through the district and are high speed only from Ashford. There is no discussion of the capacity of the A roads within the district or of other forms of transport at this stage in the document, nor is there mention of the problems caused by cross-Channel transport delays to communications in the immediate hinterland.

### Natural Environment

The document lists the various designations of protected landscapes and a number of “Green (*sic*) infrastructure sites” which include parks and gardens as well as nature reserves.

### Historic Environment

The document refers to the district’s listed buildings (just under 2,000), its 48 scheduled ancient monuments, 57 Conservation Areas and 12 museums. The national and international importance of some of the district’s historic assets is noted, as is the impact of the mining industry and the involvement of Abercrombie in the design of Aylesham.

### Impressions at this Stage

This Chapter is very much a picture of the state of the district but it shows little sign of ambition, perhaps a reflexion of size and positioning of the Plan’s subtitle “A bold vision for 2040” on the cover.

The programme of house building envisaged by the document seems designed more to satisfy the needs of older people moving into the area rather than being aimed at helping to retain younger people in the district.

Similarly, though the levels of educational attainment have improved, there appears to be no intention of using the Local Plan to improve that position further by, for example, specific policies to encourage higher education establishments to develop facilities in the district, and thereby to develop a knowledge based economy beyond the former Pfizer’s site. This would contribute to raising the average level of earnings in the district and to combating the high levels of deprivation experienced in some wards.

The passage about transport seems very much at odds with the lived experience. HS1 trains travel through the district but are not high speed. The principal road system, terminating at the port of Dover, is subject to delays during bad weather or other exceptional circumstances, and the local roads are inadequate, though not as inadequate as public transport or cycling provision.



The brief introductions to the natural and historic environments lack ambition despite the references to their national and international importance which could be taken advantage of in order to strengthen both the knowledge based and tourist economies.

#### **Chapter 4 Overarching Vision:**

This Chapter identifies 4 aspects which comprise the “Overarching Vision”. They are introduced by the statement: “Dover District in 2040 will be a place of aspiration”, the subtext being that it the District’s only aspiration in 2021 is to have some by 2040. The 4 aspects are: Prosperous Economy; Vibrant Communities; Thriving Places; and Spectacular and Sustainable Environment.

##### **Prosperous Economy**

In part, this prosperous economy will build on local entrepreneurial talent. However, as the previous chapter shows, there is a loss of local young people and a lack of educational attainment among remaining local people which this Plan shows little evidence of intending to alter.

The district’s ability to attract new businesses is reliant on a “21<sup>st</sup> century infrastructure” and “unrivalled transport connections with London and Europe”. Again, the lived experience is that, though the transport connections may be unrivalled when functioning well, they are far from adequate when any stress is placed on any one transport mode.

The attractiveness of the district for visitors is clear but there is nothing in the Plan to suggest that by 2040 the district will possess “a diverse range of high-quality accommodation” for visitors.

##### **Vibrant Communities**

Apart from offering new developments that “respect the spectacular natural environment ... of the District”, it also offers “a supply of new homes that meets people’s needs and where affordable and local housing is prioritised”. This is difficult to reconcile with the proposal to build houses over the catchment area of the aquifer to the south of Deal (DEA020) or with the scale of internal migration into the area as shown in Chapter 3 (Figs 3.2 and 3.3). This section also claims that there will be improved educational facilities though these are not apparent in the Plan, just as the means of delivering “extensive” green spaces and an “enhanced network of dedicated walking and cycling routes” are elusive.

##### **Thriving Places**

According to this section, “Dover town will be thriving with a strong core of local shops and services”, which statement is at odds with the current moves to on-line shopping. The reference to “regenerated areas of existing housing” is promising but is not borne out by the housing policies for Dover which rely on substantial new build on green fields north of Dover.

Deal and Sandwich are apparently to benefit from investments in culture, though again there is no evidence of how this will be delivered in the context of the Plan.

The villages across the district will be provided with “improved community facilities and housing opportunities, enabling more young people to stay”. Again, given the level of internal migration and lack of commitment to maintaining levels of affordable housing within existing commercial housing developments, this seems unlikely.

##### **Spectacular and Sustainable Environment.**

It is instructive that this section is the last, rather than the first, of the aspects of the Plan’s Vision. It is erroneous to claim that “the climate change emergency will have delivered increased opportunities for local food production, extensive tree planting and the adoption of sustainable design”. The climate emergency will allow for changes to local food production but, if measures are not taken through the Plan to safeguard and enhance water supplies and storage, it is more likely to reduce local food production.

##### **Strategic Objectives**

Strangely, the 4 aspects of the Overarching Vision are altered for listing of the strategic objectives which become Prosperous Economy; Vibrant Communities; Spectacular and Sustainable Environment, and Cross Cutting Issues.



There is nothing fundamental within the Vision or the Strategic Objectives to object to as they are all desirable outcomes. However, apart perhaps from the greater use of the words “sustainable” and “sustainability” there is little to distinguish the vision and objectives of this Plan from previous Local Plans.

#### **What emerges at this stage**

The bulk of house building is actually to provide for internal migration into the district.

That in-migration is mainly of middle-aged and retired people who by the end of the Plan period will have required additional health and social care services.

The district has become a net exporter of young people and of working-age people generally, a factor which runs counter to the intention of creating a prosperous economy within a series of vibrant communities.

There is a need not just for affordable housing within the private sector but for social and council housing, rather than for purely commercial builds.

There is no apparent USP or coherent group of selling points within the Plan which might persuade businesses or major institutions to invest or for young people to remain in the area.

The view expressed in the Plan of infrastructure in general and transport in particular is very much at odds with the lived experience of residents and users. A more realistic portrayal of the problems of co-existing with the modal shifts required by transport locally would give greater confidence in the ability of the Plan to deliver the objectives and the vision.

There is an opportunity to put the environment and the principles of sustainability at the forefront of the Plan’s vision, rather than as an apparent add-on to the 4 aspects of the vision. A prosperous economy, vibrant communities and thriving places all depend on a sustainable environment.

#### **Proposed Amendments**

1. The Spectacular and Sustainable Environment should be the first of the 4 aspects of the Vision, followed by Vibrant Communities, then Thriving Places and finally a Prosperous Economy, as a prosperous economy can only be delivered with the other elements in place (para 4.1).
2. The single paragraph on Transport and Infrastructure (para 3.30) should be expanded in order to outline the problems involved in the modal shifts from road to sea within the District and from road to rail outside the District. This would make it easier to argue for the necessary improvements to the A2 and for the bifurcation of traffic on the two main arterial roads coming into the port, the A2 and the M20.
3. The issue of housing needs greater clarity. It would appear that building houses is an objective in itself, whereas what is required is housing that meets the needs of local people. This requires the focus to be placed on social housing, whether council or housing association, rather than on private sector housing.

#### **Chapter 12 Historic Environment:**

1.0 This Chapter is generally very positive in terms of the draft policies for the protection and enhancement of the historic environment. There is, however, a requirement for a specific policy dealing with any developments within the Lydden Valley/former Wantsum Channel, the evolution of which may well be germane to our understanding of the creation of the English Channel (see below) as there is for Dover Western Heights.

2.0 Strategic Policy 18 is to be supported.

3.0 DM Policy 44 is welcome in that it refers not solely to the heritage asset but also to the setting of the asset. There is also a requirement for a Heritage Statement where a “heritage asset or its



setting" are likely to be affected. The whole building approach to developments involving energy conservation improvements is to be welcomed.

3.1 Where DM Policy 44 is weak is that it does not explicitly require conservation of an asset by recording. A suggested addendum to this policy would be at the end of the third paragraph: "... **securing the optimum viable use of the heritage asset or ensuring its preservation through appropriate recording.**" This would link DM Policy 44 more directly to DM Policy 46.

4.0 DM Policy 45 Conservation Areas is generally welcome though the introductory sentence should be strengthened to read: "Applications for development or redevelopment in Conservation Areas will **only** be supported provided that such proposals preserve or enhance the special architectural or historic character and appearance of the Area and its setting."

Within this Policy, however, consideration should be given to reducing heat and energy loss and to sensitive solutions to providing energy efficient heating systems by adding a suitable further bullet point along the lines of: "**Employ sustainable heating systems, such as ground source heating, and means of reducing energy and water consumption as are compatible with securing the sustainable future of the Area and its setting.**"

5.0 DM Policy 46 Archaeology is welcome.

6.0 DM Policy 47 Dover Western Heights Fortifications Scheduled Ancient Monument and Conservation Area rightly emphasises the importance of the intervisibility of features both within the monument and with the wider landscape in order to fully understand the historic significance of the monument.

7.0 DM Policy 48 Historic Parks and Gardens is welcome.

8.0 The Lydden Valley/former Wantsum Channel is identified in Chapter 11 as forming a group of Landscape Character Types ((LCTs A, B and C) paragraph 11.42 and Table 11.1). Elsewhere in Chapter 11 (Fig. 11.1) the concentration of National Nature reserves, SSSIs and Special Protection Areas where the Wantsum meets the English Channel is demonstrated in map form. Historically, it is known that the Wantsum Channel provided a route for water borne traffic avoiding the more difficult waters around the North Foreland. Little is known of the evolution of this Channel and its silting up. As an area of more or less open water at different periods in the past various historic artefacts might be expected, such as fish traps, landing stages, salt working sites, temporary or permanent settlements taking advantage of the varied environments, and perhaps water craft. Ground disturbance along the line of the Wantsum Channel and its edges are likely to produce organic palaeo-environmental evidence which will add to the limited inorganic palaeo-environmental evidence from sites on chalk downland. This material could include timber structures and artefacts, vertebrate and invertebrate fauna, pollen, and aSedDNA.

8.1 The Wantsum Channel is generally assumed to have been an open channel between the mainland of Kent and the Isle of Thanet, but how that channel arose in the first place is unknown. Given recent research into the creation of the English Channel, it may well be that the Wantsum Channel was created by the same tsunami, caused by the Storrega underwater rock slide, that obliterated Doggerland and carved out the present English Channel around 8,000 BC. The area potentially has immense national and international importance for understanding the late Palaeolithic and Mesolithic periods as well the development and use of the landscape in more recent periods.

8.2 The inclusion of a specific statement and policy for the Lydden Valley/Wantsum Channel and its margins would appear appropriate, matching that for the Dover Western Heights and the Dover Town Centre SPD. It is suggested that the following statement is inserted after paragraph 12.29: "**12.30 The Lydden Valley/Wantsum Channel provided a water route south of the Isle of Thanet avoiding the more difficult waters around the North Foreland at various times in the historic past. The origin of the Wantsum is unknown but may be linked to the formation, around 8,000 BC, of the English Channel as we know it today. Ground disturbance within the Wantsum and along its ancient shore line is likely to reveal evidence of the origin and development of this**



	<p>important landscape feature as well as evidence of its use from the Mesolithic through to the present day.</p> <p><b>DM Policy 48 The Lydden Valley/Wantsum Channel</b></p> <p>Proposals for development within the Lydden Valley/Wantsum Channel which make provision of appropriate archaeological and palaeo-environmental investigation prior to development will be supported. For the purposes of clarity the limits of the Lydden Valley/Wantsum Channel's archaeological and palaeo-environmental area of interest will be co-terminous with the limits of the Environment Agency's Flood Risk Map."</p> <p>8.3 Paragraph 12.30 and Policy DM 48 Historic Parks and Gardens to be renumbered accordingly to take account of the proposal above.</p>																				
6	<p><b>Planning applications received:</b></p> <table><tr><th>REFERENCE</th><th>ADDRESS</th><th>PROPOSAL</th><th>DECISION</th></tr><tr><td>21/00160</td><td>6 Coppin Street, Deal, CT14 6JL</td><td>Replacement front and rear doors, making good and repainting front and rear elevations, insertion of 2no. rooflights and replace lower basement window (existing rear lean-to and to be demolished)</td><td>RESOLVED: Support application P) SC S) AF All Agreed</td></tr><tr><td>21/00161</td><td>6 Coppin Street, Deal, CT14 6JL</td><td>Basement: Overlay floor with levelling screed. Remove security screen from lightwell. Ground Floor: Remove fire insert in kitchen form recessed opening to insert range. Insert new floor finish to kitchen. First Floor: Convert existing rear room into bathroom. Insert new floor finish to living room &amp; Bathroom. Second Floor: Convert existing rear bathroom into bedroom. Remove existing ceiling and vault roof space. Insert new floor finishes. External alterations: Remove rear single storey lean too addition. Replace rear exit door. Replace pipework. Replace front elevation basement casement window. Insert 2no rooflights</td><td>RESOLVED: Support application. P) SC S) AF All Agreed</td></tr><tr><td>21/00226</td><td>2 Golden Street, Deal, CT14 6JU,</td><td>Basement: Existing basement steps replaced. Insert shelves on brick piers. Insulation between joists and new ceiling. Ground floor: Replace wall linings. Alter front fireplace opening. Insert panelling. Replacement rear French doors in enlarged opening. Rear dining room fire surround replaced. Replace floor to Kitchen &amp; Utility. Alter rear kitchen fireplace opening. Remove kitchen ceiling and vault roof. Utility room alter partition layout. First</td><td>RESOLVED: No objection. P) AF S) SC All Agreed</td></tr></table>				REFERENCE	ADDRESS	PROPOSAL	DECISION	21/00160	6 Coppin Street, Deal, CT14 6JL	Replacement front and rear doors, making good and repainting front and rear elevations, insertion of 2no. rooflights and replace lower basement window (existing rear lean-to and to be demolished)	RESOLVED: Support application P) SC S) AF All Agreed	21/00161	6 Coppin Street, Deal, CT14 6JL	Basement: Overlay floor with levelling screed. Remove security screen from lightwell. Ground Floor: Remove fire insert in kitchen form recessed opening to insert range. Insert new floor finish to kitchen. First Floor: Convert existing rear room into bathroom. Insert new floor finish to living room & Bathroom. Second Floor: Convert existing rear bathroom into bedroom. Remove existing ceiling and vault roof space. Insert new floor finishes. External alterations: Remove rear single storey lean too addition. Replace rear exit door. Replace pipework. Replace front elevation basement casement window. Insert 2no rooflights	RESOLVED: Support application. P) SC S) AF All Agreed	21/00226	2 Golden Street, Deal, CT14 6JU,	Basement: Existing basement steps replaced. Insert shelves on brick piers. Insulation between joists and new ceiling. Ground floor: Replace wall linings. Alter front fireplace opening. Insert panelling. Replacement rear French doors in enlarged opening. Rear dining room fire surround replaced. Replace floor to Kitchen & Utility. Alter rear kitchen fireplace opening. Remove kitchen ceiling and vault roof. Utility room alter partition layout. First	RESOLVED: No objection. P) AF S) SC All Agreed	Committee Clerk
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		Floor: Replace wall linings. Insert panelling. Bathroom / study partition altered. Second floor: Insert panelling. Remove bathroom ceiling introduce insulation and plaster between rafters. External alterations: Replace front dormer. Repoint front elevation. Reinstate boot scraper. Re paint front & rear windows. Re paint rear weatherboarding	
21/00019	40 Duke Street, Deal, CT14 6DT	Installation of replacement windows, erection of a dormer and insertion of velux	RESOLVED: No objection. P) SC S) AF All Agreed
20/01493	83 Beach Street, Deal, CT14 6JB	Change of use to a single residential dwelling (Use Class C3(a))	RESOLVED: Object, over development of site and concerns over access to upper floor. Insufficient evidence to support what applicant is proposing. P) SC S) AF All Agreed
20/00129	195 Beach Street, Deal, CT14 6LZ	Conversion and alterations to existing single storey lean-to extension to include wall extension, replacement roof, window and rooflight, insertion of 2no. light wells windows to basement front and side elevations, replacement front door, raised decking to rear (existing rear steps to be removed)	RESOLVED: Object to window being at basement level with sleeping accommodation a flood zone area. P) SC S) AF All Agreed. Members further RESOLVED: Chairman in conjunction with Clerk contact Environment Agency to seek guidance on how to proceed with individual small-scale developments within in area which is already developed where applicants are proposing to have sleeping accommodation at sea level or in a flood zone. P) ME S) AF All Agreed



21/00130	195 Beach Street, Deal, CT14 6LZ,	Basement: Insert 2no new light wells and windows. Insert partitions to form 2no ensuite bedrooms. Insert tanking system. Ground floor: Open fireplace to living room. Insert new staircase to basement. Insert partitions to form shower room. Form structural opening to create enlarged kitchen/dining room. External alterations: Alterations to side single storey side addition forming front parapet. inserting side elevation rooflight to mono pitched roof and replacement 1no front elevation window. Replacement front door. Formation of basement windows.	RESOLVED: Object to window being at basement level with sleeping accommodation a flood zone area. P) SC S) AF All Agreed. Members further RESOLVED: Chairman in conjunction with Clerk contact Environment Agency to seek guidance on how to proceed with individual small-scale developments within in area which is already developed where applicants are proposing to have sleeping accommodation at sea level or in a flood zone. P) ME S) AF All Agreed
20/01454	7 Deal Castle Road, Deal, CT14 7BB	Replacement roof tiles and repairs to dormer windows, new roof with 4no. rooflights to single storey rear extension, widening of rear steps, replacement railings, raised ground levels in rear garden, installation of soil pipe, alterations/replacement to doors and windows to house (retrospective)	RESOLVED: No objection. P) SC S) AF All Agreed
21/00154	35 Blenheim Road, Deal, CT14 7DB,	Erection of a single storey rear and side extension (existing rear extension to be demolished)	RESOLVED: No objection. P) SC S) AF All Agreed
21/00080	6 Graylen Close, Deal, CT14 6GR	Erection of a front single storey extension	RESOLVED: No objection. P) SC S) ME Agreed Cllr A Friend Abstained from voting.
21/00040	19 Harold Road, Deal, CT14 6QH	Erection of single storey rear extension and erection of a garage, construction of pitched roof over existing front porch and replacement of first floor rear windows and insert roof lights (existing garage to be demolished)	RESOLVED: No objection. P) SC S) AF All Agreed



	21/00109	4 Fairview Gardens, Deal, CT14 9QX	Erection of single storey rear extension with rooflight and flue pipe (existing conservatory to be demolished)	RESOLVED: No objection. P) AF S) SC All Agreed	
	21/00114	5 Fairview Gardens, Deal, CT14 9QX	Erection of a single storey rear extension with rooflight	RESOLVED: No objection. P) AF S) SC All Agreed	
	21/00143	Telegraph Cottage, 1A Telegraph Road, Deal, CT14 9DE	Erection of a single storey side extension	RESOLVED: Object, will cause over shadowing to neighbouring property and is an over development of site. P) AF S) SC 4 For 1 Against Agreed	
	21/00176	265 Telegraph Road, Deal, CT14 9EJ	Erection of a single storey side extension and detached garage/workshop (existing side extension and garage to be demolished)	RESOLVED: No objection. P) AF S) ME All Agreed	
	21/00185	269 Telegraph Road, Deal, CT14 9EJ	Erection of two storey side and rear extensions, single storey rear extension with rooflight, front porch and erection of a detached garage (existing garage to be demolished)	RESOLVED: Object as is an over development of site. P) ME S) AF All Agreed	
7	Tree applications received:				Committee Clerk
	REFERENCE	ADDRESS	PROPOSAL	DECISION	
	21/00137	71 Patterson Close, Deal, CT14 9NA,	T1 - Sycamore tree - crown reduce by three metres	RESOLVED: No objection. P) AF S) ME All Agreed	
8	DDC decisions: Members RESOLVED: To note the report. (P) SC (S) ME All Agreed.				
	The Chairman closed the meeting at 8.30pm				
	Date of next meeting: 6 April 2021				



**DEAL TOWN COUNCIL  
MEMORANDUM**

**To:** Cllr C Turner, Chairman of the Planning Committee  
All committee members  
**From:** Mrs K Lawrence, Committee Clerk  
**Date:** 24 March 2021  
**Subject:** Environment Agency response to Small Scale Planning Applications

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For members information

At the Planning Committee meeting held on 1 March 2021, the following resolution was made on planning application 20/00129; 195 Beach Street, CT14 6LZ: -

**RESOLVED:**

*Object to window being at basement level with sleeping accommodation a flood zone area.*

*P) SC S) AF All Agreed.*

*Members further*

*RESOLVED: Chairman in conjunction with Clerk contact Environment Agency to seek guidance on how to proceed with individual small-scale developments within in area which is already developed where applicants are proposing to have sleeping accommodation at sea level or in a flood zone.*

*P) ME S) AF All Agreed*

We have since received the following reply from the Environment Agency: -

*Dear Kelly,*

*Thank you for your email.*

*The kind of applications you are describing in your letter would be classed as Change of Use, and in areas of flood risk we would expect the Local Planning Authority (LPA) to consult us on them.*

*Any advice we have given the LPA on such applications should be available on their website. If you have any concerns about an application, please contact the LPA as they are responsible for the final decision. We are unable to answer any specific questions related to individual proposals.*

**Our role in planning**

*We are a **statutory consultee** in the planning process, providing expert advice to LPAs, Minerals and Waste authorities, and communities in the production of development plans, and on individual planning proposals.*

*Planning Advisor*

**Environment Agency**



# DEAL TOWN COUNCIL – PLANNING APPLICATIONS

## ATTACH 4

6 April 2021

REFERENCE	WARD	ADDRESS	PROPOSAL	DECISION
1 21/00402	MD	Land South West of Sandwich Road Sholden Kent	Outline application for the erection of up to 117 dwellings with associated parking and means of access (all matters reserved except for access)	
2 21/00429	MD	16 St Augustines Road, Deal, CT14 9NZ	Erection of a single storey side extension (existing outbuilding to be demolished)	
3 21/00415	MD	43 St Leonards Road, Deal, CT14 9AU	Erection of single storey rear extension and detached outbuilding with exercise pool	
4 21/00247	MD	30 Grange Road, Deal, CT14 9TS	Erection of single storey side and rear extensions with 5no. rooflights	
5 21/00275	MD	301 London Road, Deal, CT14 9PP	Change of use of part ground floor retail (Class E) to be incorporated into existing single maisonette (Class C3). Part retail in ground floor retained within 'gallery' space.	
6 21/00436	MD	68 Middle Deal Road, Deal, CT14 9RQ	Erection of a single storey attached garage	
7 21/00330	MD	9 Beechwood Avenue, Deal, CT14 9TD	Erection of a two storey rear extension and front porch (existing rear extension to be demolished)	
8 21/00331	MD	11 Beechwood Avenue, Deal, CT14 9TD	Erection of a two storey rear extension with Juliette balcony and front porch (existing rear extension to be demolished)	
9 21/00315	MD	Minters Industrial Estate, Southwall Road, Deal	Erection of a single storey side extension and installation of new entrance door (existing outbuildings to be demolished)	
10 20/01245	MH	Site South Of, Marlborough Road, Deal, Kent	Outline application for the erection of up to 9no. dwellings (with all matters reserved)	
11 21/00269	MH	57 Forelands Square, Deal, CT14 9DT	Erection of a single storey rear extension	



12	21/00291	MH	1 Patterson Close, Deal, CT14 9LZ	Erection of 2no. single storey side extensions with 3no. rooflights, front porch and cladding to front elevation (existing garage and front porch to be demolished)
13	21/00350	ND	15 Coppin Street, Deal, CT14 6JL	Erection of a single storey rear extension
14	21/00351	ND	15 Coppin Street, Deal, CT14 6JL	Rear single storey kitchen/dining extension
15	21/00133	ND	7 Griffin Street, Deal, CT14 6LH	Replacement light well, metal grate with toughened glass and toughened glass up stand
16	21/00366	ND	Ling House, 97 Beach Street, Deal, CT14 6JE	Replacement UPVC windows to rear elevation, replacement double glazed glass to front elevation windows, insertions of larger rooflight to front elevations, replacement of existing rooflight to rear, alterations to windows and doors, re-render all elevations
17	21/00400	ND	173-175 Beach Street, Deal, CT14 6LE	Internal works to include: insertion of partition walls to ground & 1st floor; levelling part ground floor; removal of folding doors to form open-plan ground floor space; enlarge existing opening erection new internal balcony at 1st floor. External works to incl.: raising height of roof to existing single storey addition; enlargement of existing openings & insertion of double doors; replacement of ground floor window to door.
18	21/00233	ND	The Fishermans Cottage, South Court, Deal, CT14 7AN	Erection of a first floor extension, terrace with glass balustrade
19	21/00414	ND	132 High Street, Deal, CT14 6BE	Erection of a detached building for mixed use ancillary to flat and craft studio business
20	21/00287	ND	59 The Marina, Deal, CT14 6NP	Erection of a single storey pool house to rear, construction of a raised roof with 5no. rooflights, 3no. dormer windows with Juliette balconies to southern building, 11 no. flats to be reduced to 3no. flats and 1no. holiday let, raised decking areas, electronic gates, 1.8m high wall to south elevation, retaining wall to front elevation, creation of an additional vehicular access with associated parking, alterations to doors and windows



## DEAL TOWN COUNCIL

## TREE ORDERS – 16 April 2021

REFERENCE	ADDRESS	PROPOSAL	DECISION
21/00270	14 St James Close, Deal, CT14 9FG	T1 English Oak - reduce in height by four metres and reduce lateral spread by three metres T2 Sycamore - reduce in height by three metres and reduce lateral spread by two metres	



**Deal Town Council**  
**Dover District Council Decisions**  
**April 2021**

App No	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
19/00895	Land to The Rear of Freemens Way, Deal	Erection of 88 no. dwellings, equipped play area, sports field with 8 no. 15m high lighting columns, erection of club house, associated car parking, hard and soft landscaping (amended documents)	Granted	No objection
21/00013	37 Cross Road, Deal, CT14 9LB	Erection of a two storey rear extension and front porch (part demolition of existing single storey extension)	Granted	No objection
21/00038	Car Park, The Magnet, 267 London Road, Deal	Erection of a detached dwelling, cycle/garden storage, 1.8m high fencing and associated parking	Granted	No objection
20/01532	122 Golf Road, Deal, CT14 6RD	Erection of a single storey rear extension (existing rear extension to be part-demolished)	Granted	No objection
21/00042	11 Albert Road, Deal, CT14 9RE	Erection of single storey rear extension, rear dormer roof extension and rooflights to front elevation (existing lean-to to be demolished)	Granted	No objection
20/01464	132 High Street, Deal, CT14 6BE	Erection of a detached outbuilding	Granted	No objection
20/01444	17 College Road, Deal, CT14 6DD	Insertion of steel lintel above existing ground floor opening and reduce in width of opening. Erection of partition walls to 1st floor to create shower room and WC.	Granted	No objection
21/00039	61 Manor Road, Deal, CT14 9BY	Erection of a two storey side extension (existing garage to be demolished)	Granted	No objection
21/00019	40 Duke Street, Deal, CT14 6DT	Installation of replacement windows, erection of a dormer and insertion of velux	Granted	No objection



21/00080	6 Graylen Close, Deal, CT14 6GR	Erection of a front single storey extension	Granted	No objection
20/01539	15 Gifford Road, Deal, CT14 7DJ	Erection of single storey rear extension	Granted	No objection
21/00079	113 Rectory Road, Deal, CT14 9NP	Erection of detached dwellinghouse with associated parking and landscaping	Granted	No objection
21/00176	265 Telegraph Road, Deal, CT14 9EJ	Erection of a single storey side extension and detached garage/workshop (existing side extension and garage to be demolished)	Granted	No objection
21/00160	6 Coppin Street, Deal, CT14 6JL	Replacement front and rear doors, insertion of 1no. rooflight and replace lower basement window (existing rear lean-to to be demolished)	Granted	Support application
21/00161	6 Coppin Street, Deal, CT14 6JL	Basement: Overlay floor with levelling screed. Remove security screen from lightwell. Ground Floor: Insert new floor finish to kitchen. First Floor: Convert existing rear room into bathroom. Insert new floor finish to living room & Bathroom. Second Floor: Convert existing rear bathroom into bedroom. Remove existing ceiling and vault roof space. Insert new floor finishes. External alterations: Remove rear single storey lean to addition. Replace rear exit door. Replace pipework. Replace front elevation basement casement window. Insert 1no rooflight	Granted	Support application
21/00071	5 Tormore Mews, Deal, CT14 9SX	T2. Holm Oak - crown reduce by two metres T2. Holm Oak - crown reduce by two metres	Granted	No objection
20/01493	83 Beach Street, Deal, CT14 6JB	Change of use to a single residential dwelling (Use Class C3(a))	Granted	Object, over development of site and concerns over access to upper floor. Insufficient evidence to support what applicant is proposing.