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Deal Town Council, Town Hall, High Street, Deal, Kent, CT14 6TR.

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**To all Committee Members:** You are hereby summoned to attend a meeting of the Planning Committee at Deal Town Hall on **Monday 6<sup>th</sup> December 2021** at 7.15pm to transact the business shown on the agenda below.

**To the press and public:** There is limited public seating for this meeting, to reserve a seat, please email [deal.town.council@deal.gov.uk](mailto:deal.town.council@deal.gov.uk) or call 01304361999 by 10.00am on Friday 3<sup>rd</sup> December. 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 10.00am on Friday 3<sup>rd</sup> December, please email [deal.town.council@deal.gov.uk](mailto:deal.town.council@deal.gov.uk) or post to the above address. 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 of meetings for guidance, available to download on [www.deal.gov.uk](http://www.deal.gov.uk) or on request.

A handwritten signature in black ink that appears to read "P. Bone".

**Paul Bone – Deputy Town Clerk**

Date: 30.11.21

**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>The minutes of the planning committee meeting held on 1<sup>st</sup> November 2021 for approval and signing:</b> Decision required	<b>Attach 2</b>
5	<b>Statements received from members of the public on items relating to the agenda to be circulated at the meeting:</b> For information purposes	
6	<b>Cross Road development:</b> Decision required	<b>Attach 3</b>
7	<b>Planning applications received:</b> Decisions required	<b>Attach 4</b>
8	<b>DDC decisions:</b> For information purposes	<b>Attach 5</b>
9	<b>Correspondence received:</b> For information purposes	<b>Attach 6</b>
	<b>Date of next meeting:</b> 10 <sup>th</sup> January 2022	
	<b>Committee Members:</b> Cllr S Carlyle, Cllr A Stroud, Cllr C Turner, Cllr M Eddy, Cllr T Grist Mr R Green, Mr C Hartley and Mrs E Fogarty	

**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.



Attach 2

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The Minutes of the Planning Committee held on Monday 1<sup>st</sup> November 2021 at 7.15pm.

Present: Cllr S Carlyle (Chairman)  
Cllr M Eddy  
Cllr A Stroud  
Cllr T Grist  
Cllr C Turner

Mr R Green (Deal Society)  
Ms E Fogarty (FOND)  
Mr C Hartley

Officers: Mr P Bone (Deputy Town Clerk) Other: 3 Members of the public  
Miss J Harper (PA to Town Clerk)

**MINUTES**

1	<b>Chairman's opening remarks:</b> The Chairman welcomed everyone to the meeting and gave a special welcome to the guest speaker, Kevin Lynch, from Sholden Parish Council. The chairman then read out the fire evacuation procedures.	
2	<b>Apologies for absence:</b> None.	
3	<b>Declarations of interest:</b> Cllrs Turner and Grist declared a VAOI for attachment 4 Planning Application 21/01088 as they were personal friends of an objector to the application.	
4	<b>The minutes of the planning committee meeting held on 4<sup>th</sup> October 2021 for approval and signing:</b> Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 4 <sup>th</sup> October 2021 as a true and accurate record. (P) ME (S) CT All Agreed The Chairman then duly signed the minutes.	
5	<b>Statements received from members of the public on items relating to the agenda to be circulated at the meeting:</b> None received.	
6	<b>Proposed Cottington development and implications for the District Plan:</b> Kevin Lynch, Clerk of Sholden Parish Council gave a presentation on the objections that Sholden Parish Council had to the proposed development of Cottington Park. Following discussion, members RESOLVED:  That this committee seeks further co-operation with neighbouring Parish Councils in relation to the Draft Local Plan  That this committee recommends to Full Council that the DTC Planning Committee lobbies DDC Officers responsible for the Local Plan and the Local Plan Advisory Group to ensure that the Cottington proposal is not included in the Regulation 19 consultation, and if it is, then the DTC planning Committee takes further action in February/March 2022 to ensure that it is removed from Regulation 19 final draft that is submitted to Cabinet for onward transmission to the Planning Inspectorate.  The Chairman would write to Kevin Lynch thanking him for his presentation. (P)SC (S)ME All Agreed.	Members  Full Council  Chairman

7	Planning applications received: Decisions			
	REF	ADDRESS	PROPOSAL	DECISION
21/01530	2 Foster Way Deal CT14 9QP	Erection of a two storey side extension and a single storey rear extension	No Objection (P) CT (S) TG All Agreed	
21/01549	41 High Street Deal CT14 6EL	Display of 1 no. externally illuminated fascia sign, 1 no. non-illuminated projecting and 3 no. vinyl signs	No Objection (P) CT (S) ME All Agreed	
21/01505	21 Foster Way Deal CT14 9QP	Erection of single storey side extension and replacement windows	No Objection: Subject to further clarity being given on the loss of trees and other vegetation. (P) TG (S) AS All Agreed.	
21/01557	Ground Floor Business Premises 57 Beach Street Deal CT14 6HY	Display of a replacement an illuminated fascia sign (retrospective)	No Objection (P) CT (S) ME All Agreed	
21/01435	Kingfishers 10A Griffin Street Deal CT14 6LQ	Erection of a single-storey rear extension, raising of rear boundary wall, insertion of 1no. rooflight to existing single storey extension with alterations to windows and doors (existing lean-to to be demolished)	Object: On the grounds that the nature of the cladding and flat roof are inappropriate for this conservation area, no detail of the increased height of the boundary wall and no detail on the amount of vegetation to be removed. (P) SC (S) CT All Agreed	
21/01520	17A Nelson Street Deal CT14 6DP	Erection of a single storey rear extension (existing rear extension to be demolished)	No Objection (P) AS (S) ME All Agreed	
21/01474	8 Belvedere Gardens Deal CT14 9XU	Erection of a rear extension	No Objection (P) CT (S) AS All Agreed	
21/01469	Quinton Ranelagh Road Deal CT14 7BG	Removal of chimney	No Objection (P) SC (S) ME All Agreed	
21/01525	Gwynfa 10 Brewer Street Deal CT14 6JH	Replacement front bi-fold gates, raised decking 75mm high in rear courtyard, and installation of trellis to parts of the rear boundary wall (Retrospective)	No Objection (P) CT (S) ME All Agreed	

	21/01501	250 St Richards Road Deal CT14 9LF	Erection of a single storey side extension (existing garage to be demolished)	Object: On the grounds that the proposed extension is disproportionate in size and will limit off road parking. (NOTE) The application was not included in the public information. (P) TG (S) ME All Agreed	
	21/01486	Deal Service Station 47-51 London Road Deal CT14 9TF	Erection of 2 no. jet wash bays, 2.7m high screens, concrete pad and silt trap	Object: On the grounds that the facility is too close to a domestic dwelling and that the application will need to be reconsidered once the work recommended by KCC Highways has been carried out and sweep diagrams are available (P) SC (S) CT All Agreed	
	21/01455	44-48 Mill Hill Deal CT14 9EW	Conversion of building into 2 no. residential units with alterations to windows and doors, insertion of 2no. front steps, erections of bin/cycle stores, 2m high fence with associated parking. Erection of a detached dwelling in rear garden (existing garage and single storey side extension to be demolished)	Application Withdrawn.	
	21/00402	Land South West Of Sandwich Road Sholden CT14 0AD	Amended description: Outline application for the erection of up to 110 dwellings with associated parking and means of access (all matters reserved except for access)	Object: On the grounds that: The development is contrary to policies CP6, CP7, DM5 and DM11 of the Dover District Core Strategy (adopted 2010) and Policy 27 of the Dover District Land Allocations Local Plan (2015) The amended description still breaches Policies DM1, DM15 16 and	

			25(i) of the Dover District Core Strategy The amended description still breaches NPPF Policies 8 (a), (b) and(c), 9, 104 (d), 163 and 170 (P) CT (S) ME All Agreed	
21/01155	2 Deal Castle Road Deal CT14 7BB	Replacement windows, front door and cast iron railings (part retrospective)	No Objection (P) ME (S) CT All Agreed	
21/01621	37 Princes Street Deal CT14 6DQ	Erection of a single storey rear extension	No Objection (P) SC (S) CT All Agreed	
21/01088	Grove Villa 28 Mill Road Deal CT14 9AD	Erection of a three-storey building containing 14no. self-contained flats, 5no. two-storey townhouses and 5no. three-storey townhouses with associated landscaping, cycle storage, external lighting, alterations to existing vehicle access and car parking (existing care home to be demolished) (amended plans)	Object: On the grounds that the proposed development is not in the District Plan as a designated site for development. Out of character for the area, overbearing in height and overlooking. The bin store has impact on residential amenities (P) SC (S) ME 3 for Agreed	
21/01623	8 And 10 St Patricks Road Deal CT14 6AW	Erection of single storey front extensions	Object: On the grounds that the proposed development interrupts the building line. (P) ME (S) TG 3 For, 2 Abs.	
21/01624	Land Adjacent To 75 Trinity Place Deal CT14 9JG	Removal of Condition 3 (materials), 4 (landscaping) and 5 (recycling storage) of planning permission DOV/17/00425 (application under Section 73)	Object: On the grounds that the conditions as set out in the appeal need to stand (P) CT (S) ME All Agreed	
21/01631	Deal Pumping Station St Richards Road Deal CT14 9JT	Erection of a motor control centre kiosk	No Objection (P) ME (S) CT All Agreed.	

8	<b>Tree work applications received:</b>					
Ref:	Ward	Address	Proposal	Decision		
	21/01437	MD 7 Sheron Close Deal CT14 9UG	Re-pollard two Turkey Oaks the subject of Tree Preservation order No 2016/9	No Objection (P) CT (S) ME All Agreed		
	21/01614	MD 4 Southwall Road Deal CT14 9QA	Fell and treat stump of one Sycamore the subject of Tree Preservation Order 1989/1	Object: On the grounds that there is inadequate information on how many trees are being felled and who actually owns them. (P) SC (S) ME All Agreed		
9	<b>Premises Licence applications received:</b>					
ADDRESS	<b>PROPOSAL</b>				<b>DECISION</b>	
Ocean Rooms 32-36 Queen Street Deal CT14 6EY	Variation of Premises Licence 1) Amendments to existing layout as specified in the application namely <ul style="list-style-type: none"> <li>• To use front doors leading from Queen Street as entrance/exit</li> <li>• To use side doors formerly pool room entrance as late night exit</li> <li>• Move pool room to first floor formally known as 'Flicks' Remove 'Channel Club' as a Licenced area</li> </ul> 2) Removal of the following conditions <ul style="list-style-type: none"> <li>• Alley Gate to be closed by staff after 22:00 and re opened 30 min after closing 03:30</li> <li>• Taxis to be directed to use Somerfield/Co-op car park</li> <li>• Door supervisors shall be licensed by the SIA and shall be on duty on Thursday, Friday, Saturday and Sunday, with the exception of the club holding a private function and therefore, not open to the general public. The number of door supervisors must meet the 1:75 ratio (one SIA door supervisor for every 75 customers). Door supervisors will be on duty from the moment venue opens and finish their duty not earlier than 30 minutes after closing time.</li> </ul> To be replaced with the following: SIA doorstaff to be present 9pm - close Friday and Saturday and bank holiday Sundays and at any event deemed necessary.				Object: Using the front entrance in Queen Street for entrance/ exit including taxi drop off and collection will create disturbance and noise nuisance for residents of Queen Street. No indication of the number of doorstaff to be present. (P) AS (S) ME All Agreed	
10	<b>DDC decisions:</b> Members RESOLVED: To note the report (P) CT (S) ME All Agreed					
	<b>Date of next meeting:</b> 6 <sup>th</sup> December 2021					
	The Chairman closed the meeting at 21:40					

**DEAL TOWN COUNCIL  
MEMORANDUM**

**To:** All members of the Planning Committee  
**From:** Paul Bone – Deputy Town Clerk  
**Date:** 29 November 2021  
**Subject:** Cross Road Development Ref: DOV 21/01683

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Members will note that the Cross Road Development 21/01683 is one of the applications being considered at tonight's meeting at agenda item 4.

Deal Town Council has been contacted by the Clerk of Walmer Town Council to consider a request that Deal Town Council host and participate in a public consultation.

Please see request from Richard Styles below:

*I think there is sufficient interest to call a joint public meeting in Deal to discuss this matter with the projectors, Gladman LLP present, if they wish to attend.*

*The two Councils most affected are Deal and Walmer, but I would be happy for Sholden and Mongeham to attend.*

*The site is just in Deal, and therefore it is only right that Deal TC, should host and chair the meeting, but should they not wish to hold a public meeting, WTC will put the matter before its Planning Cttee on the 7th December.*

*If there is a joint public meeting, I would have thought that it would be held no later than 7th January 2022, but I will leave that in the hands of Deal TC to decide.*

This development is only for 100 Dwellings and has already been granted outline planning permission in October 2020. At that Time Deal Town Council objected to the application as follows :

*Deal Town Council object as proposed area is outside settlement boundary, not in DDC's current Local Plan, would cause major Highways issues, fails to deliver sustainable development, would have a negative impact on amenity and character of the area. The plans are contrary to the adopted policies of the Planning Authority and are contrary to the National Planning Framework. The local infrastructure is incapable of sustaining any further development.*

Should this committee agree to host a public meeting, serious consideration needs to be given to the number of people that could attend the Town Hall. Given the current restrictions, the maximum number of people that can be allowed in the Chamber, including Cllrs and Staff is 40 and it is very likely that stricter restrictions are about to be imposed.

**Recommendation**

That this committee does not agree to hold a public meeting but considers the application in the normal manner at agenda item 4 and lodges any objections with DDC.

**Decision Required**

Members to consider the above recommendation.

## DEAL TOWN COUNCIL – PLANNING APPLICATIONS

6 December 2021

REFERENCE	WARD	ADDRESS	PROPOSAL	DECISION
1 21/01638	ND	Garages Between 15 And 16 Coppin Street Deal CT14 6JL	Erection of a detached dwelling with cycle and refuse storage (existing garages and covered storage to be demolished)	
2 21/01686	MH	44-46 Mill Hill Deal CT14 9EW	Conversion of building into 2 no. residential units with alterations to windows and doors, insertion of 2no. front steps, erections of bin/cycle stores, 2m high fence with associated parking (existing garage and single storey side extension to be demolished)	
3 21/01409	MD	291 London Road Deal CT14 9PP	Creation of vehicular access, driveway, erection of a rear wall and gate (existing wall and fence to be demolished)	
4 21/01685	MD	86 Middle Deal Road Deal CT14 9RH	Erection of a rear extension to existing gymnasium with green/living roof, to include health equipment including a sauna and hot tub for ancillary use	
5 21/01672	ND	The Limes Business Centre 6 Broad Street Deal CT14 6ER	Installation of 5no. benches, soft and hard landscaping to create garden to front of building	
6 21/01663	ND	Pebble Cottage 8 Griffin Street Deal CT14 6LH	Formation of new opening and installation of window, replacement front door, wall light and painting of front elevation	
7 21/01683	MH	Site At Cross Road Deal CT14 9LA	Reserved matters application for the details of layout, scale, landscaping and appearance for the erection of 100 dwellings pursuant to outline planning permission DOV/20/01125	
8 21/01717	MD	301 London Road Deal CT14 9PP	Raise roof to facilitate a loft conversion (existing rooflight and chimney to be removed)	
9 21/01692	ND	200-202 High Street Deal Kent CT14 6BL	Conversion of 2no. existing flats into a single residential dwelling and removal of rear chimney stack	

10	21/01668	ND	59 The Marina Deal CT14 6NP	Variation of Condition 2 (approved plans) to allow revised design of planning permission DOV/21/01035 (application under Section 73)
11	21/01667	ND	59 The Marina Deal CT14 6NP	Variation of Condition 2 (approved plans) and 3 (materials) to allow revised design of planning permission DOV/20/00830 (application under Section 73)
12	21/01727	ND	The Odd Fellows Hall 19 Century Walk Deal CT14 6AL	Erection of a front extension and pitched roof to existing garage/outbuilding to facilitate conversion to studio for ancillary use
13	21/01738	MD	5B Albert Terrace London Road Deal CT14 9TA	Erection of a second floor rear extension with composite cladding, insertion of replacement rear second floor window and replacement windows to first and second floor maisonette
14	21/00896	MD	Land On The North East Side Of Middle Deal Road Deal Kent	Reserved matters application for the details of layout, scale, landscaping and appearance for the erection of 63 dwellings pursuant to outline planning permission DOV/17/01530
15	21/01721	ND	Site Adjacent To Church Hall Stanley Road Deal CT14 7BT	Change of use and conversion into residential dwelling (Use class C3) with erection of front and side extensions
16	21/01565	ND	4 Duke Street Deal CT14 6DU	Erection of a single storey rear extension (existing side door to be removed)
17	21/01670	ND	Melford Cottage 163 Middle Street Deal CT14 6LL	Conversion of existing outbuilding to studio to incl. installation of 2no. rooflights, create new internal opening, and install insulation to walls and roof.

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

Attach 5

<b>App No</b>	<b>Ward</b>	<b>Location</b>	<b>Proposal</b>	<b>Deal Town Council's Recommendation</b>	<b>DDC's Development Control decision</b>
21/00842	ND	51-55 The Clarendon Hotel Beach Street Deal CT14 6HY	Part change of use from Hotel (use class C1) to Residential (use class C3)	Object: Not an appropriate location. Reduction of hotel capacity which is an issue as identified in the emerging District Local Plan. Loss of an amenity.	Awaiting decision
21/00896	MD	Land On The North East Side Of Middle Deal Road Deal Kent	Reserved matters application for the details of layout, scale, landscaping and appearance for the erection of 63 dwellings pursuant to outline planning permission DOV/17/01530MD	Object: On the grounds laid out by highways concerning access and design of the road system for all vehicles including emergency vehicles.	Awaiting decision
97/00659	MD	73 & 75 Albert Road And Land Adjoining And Including Hutchings Timber And 79 Albert Road Deal	a) demolition of nos. 73 & 75 Albert Road; b) construction of replacement vehicular access to Hutchings Timber, The Builder Centre and Court Marsh Farm, sites of 73 & 75 Albert Road and c) variation of conditions to allow for retail sale of timber, DIY and gardening products at Hutchings Timber, land at 79 Albert Road, Deal	No Objection.	Awaiting decision
CON/07/00495/H	MD	Minters Yard (1) Southwall Road Deal	Travel plan pursuant to Condition 2 of planning permission DOV/07/00495 (Erection of detached building to be used as a builders merchant, formation of stockyard and associated parking)	No Objection.	Awaiting decision
05/00569	MD	Land At Hutchings Timber Park Avenue Motors & 73 & 75	A) Construction of replacement vehicular access to Park Avenue Motors, Hutchings Timber, The Builder Centre and Court Marsh Farm, on land currently comprising part of Park Avenue Motors and the sites of 73 and 75 Albert Road, Deal, Kent. B)	No Objection.	Awaiting decision

	Albert Road Deal	Variation of condition (x) of planning permission DO/86/59 and conditions (ii) and (v) of planning permission STD/88/804 to allow for retail sales of timber, DIY and gardening products. C) The removal of condition (xiv) of planning permission DO/86/59 - personal condition.		
21/01006	ND	51-55 The Clarendon Hotel Beach Street Deal CT14 6HY	Works to facilitate conversion to 2no. residential units incl. removal of existing & erection of new partition walls; insertion of new staircase from ground to 1st floor; blocking of existing & creation of new openings.	Object: Not an appropriate location. Reduction of hotel capacity which is an issue as identified in the emerging District Local Plan. Loss of an amenity
21/01074	ND	155 Sandown Road Deal CT14 6NX	Erection of 2 dwellings with associated parking, bin and cycle storage and solar panels (existing 4no. garages to be demolished)	RESOLVED: Object There are inaccuracies in the application, overdevelopment of site, out of character, loss of parking and amenities, insufficient access for emergency vehicles.
21/01116	MD	Land On The West Side Of Albert Road Deal CT14 9RB	Variation of condition 1 of reserved matters application 18/00892 to allow for redesign of retail and residential block (approved units 1-8) to a create a block of 25no. apartments; amendment of 5no. blocks totalling 42no. apartments at west of site (approved units 96-99, 104-14, 115-125, 126-133 and 134-141) to create 22no. houses and 370sqm retail unit with three flats above; realignment of terrace of 2no. houses and 2no. apartments (approved units 92-95) to create terrace of 4no. houses; and substitution of house types for 12no. houses (approved units 84-91 and 100-103)	RESOLVED: Object There is insufficient infrastructure to sustain development growth. Concern at flood risk and overdevelopment.

21/01049	ND	29 Western Road Deal CT14 6RX	Erection of single storey side/rear and two storey rear extensions (existing shed to be demolished)	RESOLVED: Object There is no direct route to the 3rd bedroom. Overdevelopment of site. Impact of development on neighbouring properties	Grant Planning Permission
21/01088	MD	Grove Villa 28 Mill Road Deal CT14 9AD	Erection of a three-storey building containing 14no. self-contained flats, 5no. two-storey townhouses and 5no. three-storey townhouses with associated landscaping, cycle storage, external lighting, alterations to existing vehicle access and car parking (existing care home to be demolished)	RESOLVED: Object Not in the District Plan as a designated site for development. Out of character. Infrastructure is insufficient, overbearing in height. There is no visitor parking, and no Air Quality Assessment has been supplied.	Awaiting decision
21/01041	ND	39 Princes Street Deal CT14 6DQ	Erection of a single storey rear extension (section boundary wall and kitchen flank wall to be demolished)	RESOLVED: No objections	Grant Planning Permission
21/01113	ND	Land Rear Of 20-34 Western Road Deal CT14 6RX	Erection of 3no. detached dwellings with associated landscaping, bin and cycle storage, car parking and vehicular access (existing buildings and part boundary wall to be demolished)	RESOLVED: Object There is insufficient access for emergency vehicles. A need to preserve a right of way. Site lines will be compromised. Out of character for the area. Not in keeping. Does not fit with the Local Plan. There will be a danger to pedestrians.	Grant Planning Permission
21/01182	ND	63 Beach Street Deal CT14 6HY	Replacement of single storey rear addition to incl. new internal opening; paint exterior; demolition of internal wall to ground floor & erection of new partition walls; insertion of 2no. rooflights.	RESOLVED: No objections	Awaiting decision
21/01168	MD	Tides Leisure Centre Park Avenue Deal	Construction of an earth clay bund	RESOLVED: No objections	Grant Planning Permission

		Kent CT14 9UU			
21/01176	ND	26 College Road Deal CT14 6BP	Erection of single storey rear/side extensions, first floor extension, rear dormer window, rooflight to front roofslope, rear landscaping and driveway (existing rear extension and shed to be demolished)	RESOLVED: No objections	Awaiting decision
21/01255	MH	14-16 Rectory Road Deal CT14 9LU	Repair of timber lintel over 1st floor bay window	RESOLVED: No objection. DTC Fully Support work to preserve a historically important building	Grant Listed Building Consent
21/01233	ND	17 Godwyn Road Deal CT14 6QW	Erection of a detached dwelling, formation of vehicular access, associated parking, ramp, shared footpath ( existing shed, boundary wall and hedge to be demolished)	RESOLVED: No objection, provided the drive surface is a permeable covering.	Grant Planning Permission
21/01139	ND	165 Middle Street Deal CT14 6LL	Enlargement of existing rear dormer, replacement of 3no. windows and door to rear elevation and replacement of existing roof tiles	RESOLVED: No objection	Awaiting decision
21/01140	ND	165 Middle Street Deal CT14 6LL	Replacement of existing dormer to rear to serve new ensuite bathroom. Renewal of kent peg roof. Replacement rear windows & door. Internal alterations to incl: Replacement of floor boards; Removal of modern fireplace surround to Dining Room & installation of beam; increase existing ceiling height to upper ground fl landing & bathroom.	RESOLVED: No objection	Awaiting decision
21/01200	MH	215 St Richards Road Deal CT14 9LF	Outline application for the erection of 10no. dwellings (with appearance reserved)	RESOLVED: Object: Refusal on Highways grounds. Internal layout is exceedingly cramped. Detimental impact on the view from Ellens Road and the countyside. Police comment	Refuse Outline Permission

			on pedestrian safety and access for emergency services.	
21/01370	ND	302 Middle Deal Road Deal CT14 9SN	Demolition of walls to ground and 2nd floor. Erection of walls to 2nd floor to form ensuite.	RESOLVED: No Objection
21/00941	ND	18 Griffin Street Deal CT14 6LH	Refurbishment work to existing boundary wall	RESOLVED: No Objection
21/01444	ND	Shop To Rear Of 11 Prince Of Wales Terrace Deal CT14 7BX	Erection of a three storey attached dwelling with associated parking (existing building to be demolished)	RESOLVED: No Objection
21/01049	ND	29 Western Road Deal CT14 6RX	Erection of single storey and two storey rear extensions (existing shed to be demolished)	RESOLVED: Object: on the grounds of overdevelopment of the site and the impact on neighbouring properties.
21/01403	MD	192 Mill Road Deal CT14 9BB	Change of use from store (Use class B8) to 1no. staff accommodation (Use class C3)	RESOLVED: Object: on the grounds of no separate staff facilities and does not meet environmental health standards.
21/01457	ND	8 New Street Deal CT14 6JY	Re-pointing of front and side elevations and repainting of windows, door and door frames to match existing	RESOLVED: No Objection
21/01458	ND	8 New Street Deal CT14 6JY	Re-pointing of front and side elevations	RESOLVED: No Objection

<b>App No</b>	<b>Ward</b>	<b>Location</b>	<b>Proposal</b>	<b>Deal Town Council's Recommendation</b>	<b>DDC's Development Control decision</b>
21/01530	MD	2 Foster Way Deal CT14 9QP	Erection of a two storey side extension and a single storey rear extension	No Objection	Refuse Planning Permission
21/01549	ND	41 High Street Deal CT14 6EL	Display of 1 no. externally illuminated fascia sign, 1 no. non-illuminated projecting and 3 no. vinyl signs	No Objection	Awaiting decision
21/01505	MD	2 Foster Way Deal CT14 9QP	Erection of single storey side extension and replacement windows	No Objection. Subject to further clarity being given on the loss of trees and other vegetation.	Refuse Planning Permission
21/01557	ND	Ground Floor Business Premises 57 Beach Street Deal CT14 6HY	Display of a replacement an illuminated fascia sign (retrospective)	No Objection	Awaiting decision
21/01435	ND	Kingfishers 10A Griffin Street Deal CT14 6LQ	Erection of a single-storey rear extension, raising of rear boundary wall, insertion of 1no. rooflight to existing single storey extension with alterations to windows and doors (existing lean-to to be demolished)	Object: On the grounds that the nature of the cladding and flat roof are inappropriate for this conservation area, no detail of the increased height of the boundary wall and no detail on the amount of vegetation to be removed.	Awaiting decision
21/01520	ND	17A Nelson Street Deal CT14 6DP	Erection of a single storey rear extension (existing rear extension to be demolished)	No Objection	Awaiting decision

21/01474	MD	8 Belvedere Gardens Deal CT14 9XU	Erection of a rear extension	No Objection	Grant Planning Permission
21/01469	ND	Quinton Ranelagh Road Deal CT14 7BG	Removal of chimney	No Objection	Grant Planning Permission
21/01525	ND	Gwynfa 10 Brewer Street Deal CT14 6JH	Replacement front bi-fold gates, raised decking 75mm high in rear courtyard, and installation of trellis to parts of the rear boundary wall (Retrospective)	No Objection	Awaiting decision
21/01501	MH	250 St Richards Road Deal CT14 9LF	Erection of a single storey side extension (existing garage to be demolished)	Object: On the grounds that the proposed extension is disproportionate in size and will limit off road parking. (NOTE) The application was not included in the public information.	Grant Planning Permission
21/01486	MD	Deal Service Station 47-51 London Road Deal CT14 9TF	Erection of 2 no. jet wash bays, 2.7m high screens, concrete pad and silt trap	Object: On the grounds that the facility is too close to a domestic dwelling and that the application will need to be reconsidered once the work recommended by KCC Highways has been carried out and sweep diagrams are available	Awaiting decision
21/00402	Eastry Rural	Land South West Of Sandwich Road Sholden CT14 0AD	Amended description: Outline application for the erection of up to 110 dwellings with associated parking and means of access (all matters reserved except for access)	Object: On the grounds that: The development is contrary to policies CP6, CP7, DM5 and DM11 of the Dover District Core Strategy (adopted 2010)	Awaiting decision

			and Policy 27 of the Dover District Land Allocations Local Plan (2015)	
			The amended description still breaches Policies DM1, DM15 16 and 25(i) of the Dover District Core Strategy	
			The amended description still breaches NPPF Policies 8 (a), (b) and(c), 9, 104 (d), 163 and 170	
21/01155	ND	2 Deal Castle Road Deal CT14 7BB	Replacement windows, front door and cast iron railings (part retrospective)	No Objection
21/01621	ND	37 Princes Street Deal CT14 6DQ	Erection of a single storey rear extension	No Objection
21/01088	MD	Grove Villa 28 Mill Road Deal CT14 9AD	Erection of a three-storey building containing 14no. self-contained flats, 5no. two-storey townhouses and 5no. three-storey townhouses with associated landscaping, cycle storage, external lighting, alterations to existing vehicle access and car parking (existing care home to be demolished) (amended plans)	Object: On the grounds that the proposed development is not in the District Plan as a designated site for development. Out of character for the area, overbearing in height and overlooking. The bin store has impact on residential amenities
21/01623	ND	8 And 10 St Patricks Road Deal CT14 6AW	Erection of single storey front extensions	Object: On the grounds that the proposed development interrupts the building line.

21/01624	MH	Land Adjacent To 75 Trinity Place Deal CT14 9JG	Removal of Condition 3 (materials), 4 (landscaping) and 5 (recycling storage) of planning permission DOV/17/00425 (application under Section 73)	Object: On the grounds that the conditions as set out in the appeal need to stand	Awaiting decision
21/01631	MH	Deal Pumping Station St Richards Road Deal CT14 9JT	Erection of a motor control centre kiosk	No Objection	Awaiting decision

#### Tree Works applications

App No	Ward	Location	Proposal	Deal Town Council's Recommendation	DDC's Development Control decision
21/01395	MH	Beech Court 86 Rectory Road Deal CT14 9NB	T1 - Sycamore re-pollard - cutting new growth back to previous pollard  pruning points	RESOLVED: No Objection	Grant Consent
21/01428	MD	Wellington Court Beechwood Avenue Deal CT14 9WY	T1 - Field Maple - reduce lateral branches towards building back to good growth points up to 1.5m from building  T2 - Field Maple - reduce lateral branches towards building back to good growth points up to 1.5m from the building and remove lowest limb with wound scarring	RESOLVED: No Objection	Grant Consent

21/01437	MD	7 Sheron Close Deal CT14 9UG	Re-pollard two Turkey Oaks the subject of Tree Preservation order No 2016/9	No Objection (P) CT (S) ME All Agreed	Grant Consent
21/01614	MD	4 Southwall Road Deal CT14 9QA	Fell and treat stump of one Sycamore the subject of Tree Preservation Order 1989/1	Object: On the grounds that there is inadequate information on how many trees are being felled and who actually owns them. (P) SC (S) ME All Agreed	Awaiting decision

#### Premises Licence applications

ADDRESS	PROPOSAL	Deal Town Council's Recommendation	DDC's Licencing decision
Ocean Rooms 32-36 Queen Street Deal CT14 6EY	Variation of Premises Licence 1) Amendments to existing layout as specified in the application namely • To use front doors leading from Queen Street as entrance/exit • To use side doors formerly pool room entrance as late night exit • Move pool room to first floor formally known as 'Flicks' Remove 'Channel Club' as a Licenced area 2) Removal of the following conditions • Alley Gate to be closed by staff after 22:00 and re opened 30 min after closing 03:30	Object: Using the front entrance in Queen Street for entrance/ exit including taxi drop off and collection will create disturbance and noise nuisance for residents of Queen Street. No indication of the number of doorstaff to be present. (P) AS (S) ME All Agreed	Withdrawn as not advertised correctly and requested to be resubmitted

- Taxis to be directed to use Somerfield/Co-op car park
- Door supervisors shall be licensed by the SIA and shall be on duty on Thursday, Friday, Saturday and Sunday, with the exception of the club holding a private function and therefore, not open to the general public. The number of door supervisors must meet the 1:75 ratio (one SIA door supervisor for every 75 customers). Door supervisors will be on duty from the moment venue opens and finish their duty not earlier than 30 minutes after closing time.  
To be replaced with the following:  
SIA doorstaff to be present 9pm - close Friday and Saturday and bank holiday Sundays and at any event deemed necessary.

**ATTACH 6**

**DEAL TOWN COUNCIL  
MEMORANDUM**

**To:** All members of the Planning Committee  
**From:** Paul Bone – Deputy Town Clerk  
**Date:** 30 November 2021  
**Subject:** Correspondence received

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**Information to note:**

Email sent on behalf of Peter Wallace (DM Manager)

Dear Sir/Madam,

I wanted to inform you of a re-organisation of the DDC Development Management (DM) Team, which will be put in place from 1<sup>st</sup> December.

The intention is to make the structure more responsive and accessible to the wider community and to help direct resources to better support the Council's strategic local plan growth and regeneration agenda. 1<sup>st</sup> December won't quite see all of the staffing in place, but this will happen very quickly thereafter.

The new arrangements will see the formation of 3 DM teams – 2 area based teams and a Strategic Sites and Place team, each led by a Team Leader.

The area based teams will cover the North and South of the district. This should hopefully enable officers to become more familiar with their area and provide communities with clear points of contact for any DM enquiries/issues. The geographical areas are shown on the map below, along with the parishes within each.

The Strategic Sites and Place team will focus on major development at locations where the current and forthcoming local plan anticipates most growth and regeneration. This includes Whitfield, Aylesham, Discovery Park and Dover Town Centre. The formation of the team should help DM have resources and competencies in place to help bring these sites forward in line with policy. The team will also be responsible for managing/coordinating the discharge of planning conditions and the processing of pre-application enquiries across the district.

DM will continue to use consultant planners to help cope with peaks in work, for any specialist support and to cover existing post vacancies. This has been particularly necessary this year as the number of planning applications submitted has reached new highs, partly reflecting a national picture. Consultants will work across teams/team areas as required. On occasion, it might also be necessary for planning officers to assist/deal with cases in other teams/areas depending on workloads and resources available, although this should be an exception.

The operation of the new teams will be reviewed after the first year, at which point modifications might be considered. The planning officers/posts within each team as of 1<sup>st</sup> December however are as follows:

## STRATEGIC SITES AND PLACE TEAM

Luke Blaskett (Team Leader)

Darren Bridgett (Principal Planner)

Principal Planner (post vacant/being advertised)

Senior Planner (post vacant/being advertised)

Alison Gravett (Conditions Officer)

Nathan Wookey (Support Assistant: Pre-applications)

## NORTH TEAM

Lucy Holloway (Team Leader) – in post from mid-December

Amanda Marks (Principal Planner)

Karen Evans (Senior Planner)

Maxine Hall (Planner)

Amber Tonkin (Trainee Planner)

## SOUTH TEAM

Lucinda Roach (Team Leader)

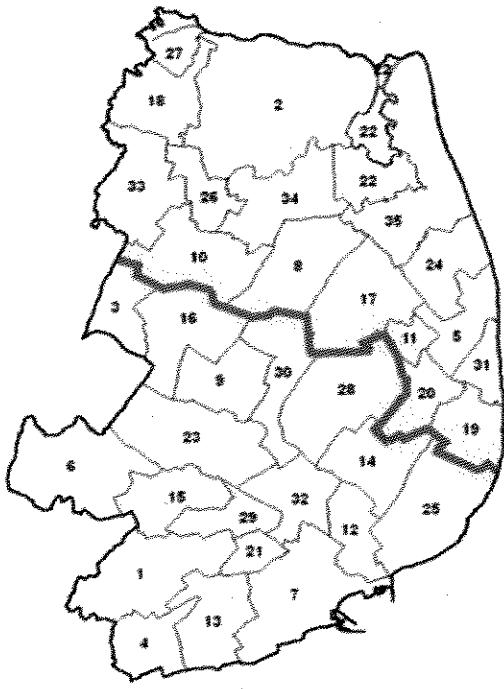
Hilary Johnson (Senior Planner)

Andrew Wallace (Planner)

Rachel Morgan (Planner)

Alice Pitts (Trainee Planner)

The areas covered by the new North/South teams are shown below:-



- |                              |                              |
|------------------------------|------------------------------|
| 1. Alkham                    | 21. River                    |
| 2. Ash                       | 22. Sandwich                 |
| 3. Aylesham                  | 23. Shepherdswell with Coldn |
| 4. Capelle-Ferne             | 24. Sholden                  |
| 5. Deal                      | 25. St. Margaret's at Cliffe |
| 6. Denton with Wootton       | 26. Staple                   |
| 7. Dover                     | 27. Staunton                 |
| 8. Eastby                    | 28. Sutton                   |
| 9. Eynsford                  | 29. Temple Ewell             |
| 10. Goodnestone              | 30. Tildenstone              |
| 11. Great Mongeham           | 31. Walmer                   |
| 12. Guston                   | 32. Whitfield                |
| 13. Hougham Without          | 33. Wingham                  |
| 14. Langdon                  | 34. Woodnesborough           |
| 15. Lydden                   | 35. Worth                    |
| 16. Nonington                |                              |
| 17. Northbourne              |                              |
| 18. Preston                  |                              |
| 19. Ringwould with Kingsdown |                              |
| 20. Ripple                   |                              |

I hope the above is self-explanatory. This information will also be available on the DDC planning webpages from 1<sup>st</sup> December. It's worth adding that while new planning applications received after 1<sup>st</sup> December will be dealt with by the teams identified, the case officer details for current planning applications will not be changed. Once these applications clear through the system though, officers dealing with applications within your area should be consistent with the above information.