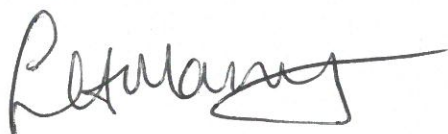


Deal Town Council,
Town Hall, High Street, Deal, Kent, CT14 6TR.

To all Committee Members: You are hereby summoned to attend a meeting of the Planning Committee at the Town Hall on **Monday 7th November 2022** at 7.15pm to transact the business shown on the agenda below.

Members of the public and press are welcome to attend

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 Friday 4th November 2022 by email to deal.town.council@deal.gov.uk or post to the above address. These statements will be circulated to all present at the meeting and become part of the public record of the meeting, names will be redacted.



Laura Marney – Committee Clerk

Date: 31st October 2022

AGENDA

1	Chairman's opening remarks:	
2	Apologies for absence:	
3	Declarations of interest: To receive any declarations of interest from Members in respect of business to be transacted on the agenda.	Attach 1
4	Public Participation and Statements received: For councillor information: Members of the public may make representations, answer questions and give evidence at the meeting in respect of the business on the agenda. This shall not exceed 15 minutes.	
5	The minutes of the planning committee meeting held on 3rd October 2022 for approval and signing: Decision required.	Attach 2
6	Planning applications received: Decisions required.	Attach 3
7	Local Plan Update: Decisions required.	Attach 4
8	DDC Planning Meeting Update: Information to note.	Attach 5
9	DDC decisions: For information purposes.	Attach 6
	Date of next meeting: 5 th December 2022.	
	Committee Members: Cllr S Carlyle, Cllr A Stroud, Cllr M Eddy, Cllr T Grist, Cllr C Turner, Mr R Green and Mrs E Fogarty	

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.



www.deal.gov.uk

ATTACH 2

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

Tel: 01304 361999 - Email: deal.town.council@deal.gov.uk

The Minutes of the Planning Committee held on Monday 3rd October 2022 at 7.15pm

Present: Cllr A Stroud (Chairman)
Cllr C Turner
Cllr M Eddy

Mr R Green (Deal Society)
Mrs Eyvor Fogarty (FOND)

Officers: Laura Marney (Committee Clerk)

Other: 1 member of the public

MINUTES

1	Chairman's opening remarks: The Chairman welcomed everyone to the meeting and read out the fire evacuation procedures.			Chairman
2	Apologies for absence: Cllr Susan Carlyle and Cllr Tony Grist.			Committee Clerk
3	Declarations of interest: To receive any declarations of interest from Members in respect of business to be transacted on the agenda. None received.			
4	Public Participation and Statements received: For councillor information: Members of the public may make representations, answer questions and give evidence at the meeting in respect of the business on the agenda. This shall not exceed 15 minutes. None received.			
5	The minutes of the planning committee meeting held on 5th September 2022 for approval and signing: Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 5 th September 2022 as a true and accurate record. The Chairman duly signed the minutes. (P) ME (S) CT. All Agreed.			Chairman
6	Planning applications received:			Committee Clerk
	DDC Ref	Address	Proposal	
	22/01133	122 Rectory Road Deal CT14 9NG	Change of use to residential care home for children (Use Class C2)	
	22/01145	2 Sholden Bank Great Mongeham Deal CT14 9PF	Variation of Condition 3 (approved materials) to allow amendments of planning permission DOV/20/01147 (application under Section 73) for the erection of a two storey side extension (existing garage to be demolished)	
	21/01409	291 London Road Deal CT14 9PP	Erection of rear boundary wall and gate, front boundary fence and gate, and	

		NE boundary fences to front and rear gardens (existing walls and fences to be demolished) (amended plans)	
22/01147	183 Beach Street Deal CT14 6LY	External alterations to include replacement render, lead work, 5no. replacement windows to ground, first and second floors, hardsurfacing to courtyard, creation of bin store (part demolition of side wall and gates)	Members RESOLVED: No Objection (P) ME (S) CT. All Agreed.
22/01148	183 Beach Street Deal CT14 6LY	Replacement of existing cement render with lime render. Change of render colour. Replacement of 1st floor windows to all elevations. Installation of lead coping to parapet. Repair of cornice & quoins to front elevation. Replacement of existing roof covering to dormer, single & 2 storey additions to rear.	Members RESOLVED: No Objection (P) ME (S) CT. All Agreed.
22/01136	45 Glack Road Deal CT14 9ND	Erection of rear dormer roof extension and side roof extension to facilitate loft conversion. Insertion of 2no. front rooflights	Members RESOLVED: No Objection (P) CT (S) ME. All Agreed.
22/01174	63 Beach Street Deal CT14 6HY	Reinstalment of side entrance door and 2no. roof lights.	Members RESOLVED: No Objection (P) ME (S) CT. All Agreed.
22/01175	63 Beach Street Deal CT14 6HY	Demolition of load bearing wall between kitchen and dining room; demolition of wall between dining room and lounge; form draft lobby all to ground floor; new boiler vent to north elevation to 1st floor; raise ceiling level to existing bathroom at 2nd floor. Replacement of flat felt roof at 2nd floor level with double pitched Kent peg tiles roof; replacement of	Members RESOLVED: No Objection (P) ME (S) CT. All Agreed.

		flat felt roof to single storey rear addition with lead.	
22/01150	42 and 44 Cannon Street Deal CT14 6QA	Change of use from 2 flats to a single residential dwelling	Members RESOLVED: No Objection (P) ME (S) AS. All Agreed.
22/01199	91 Middle Street Deal CT14 6JN	Erection of single storey rear extension, insertion of rooflights and replacement windows	Members RESOLVED: No Objection (P) ME (S) CT. All Agreed.
22/01200	91 Middle Street Deal CT14 6JN	Erection of a single storey rear addition; erection of partition walls to form wc/utility to lower ground, bathroom to ground & ensuite to 1st floor. Insertion of 2no rooflights. Replacement windows to west (rear) elevation.	Members RESOLVED: No Objection (P) ME (S) CT. All Agreed.
22/01178	Land At Jute Fields Deal CT14 9ZL	Erection of 2no. detached dwellings, private access driveway and associated landscaping	Members RESOLVED: No Objection (P) CT (S) ME. All Agreed.
22/01097	311 St Richards Road Deal CT14 9LG	Conversion of garage to habitable room, insertion of 2no. French doors to rear, installation of Juliette balcony/glass balustrade to first floor rear elevation, rear raised patio extended, ramp and garden steps	Members RESOLVED: No Objection (P) ME (S) CT. All Agreed.
22/01040	15 Blenheim Road Deal CT14 7AJ	Outline application for the erection of a detached dwelling (with all matters reserved)	Members RESOLVED: Objection. Application has no indication of house design/basic layout or parking. Professional heritage assessment needed as this house is in conservation area. (P) CT (S) ME. All Agreed.

7

Premise Licence applications received:

REF	ADDRESS	PROPOSAL	DECISION
Premises Licence	Salentinos Unit B, Quarterdeck, 37-39 Beach Street, Deal CT14 6HY	Grant Premises Licence Late Night Refreshment Monday to Sunday 23.00 to 00.00 Alcohol Sales Monday to Sunday 10.00 to 00.00	Members RESOLVED: No Objection. (P) CT (S) AS. All Agreed.

Committee Clerk

	Premises Licence	The Sicilian 2 Stanhope Road Deal CT14 6AB	Full Variation Sale of Alcohol (on and off) Monday to Sunday 09.00 to 23.00 (New Years Eve and Valentines Day) 09.00 to 00.30 Live Music (New Years Eve and Valentines Day 23.00 and 00.30)	Members RESOLVED: No Objection. (P) AS (S) CT. All Agreed.	
8	Correspondence Received: 1) Deal Resident Planning Application: Members RESOLVED: Chairman & Committee Clerk to reply to resident and advise that Deal Town Council are only consultees in the planning process and that they have forwarded their correspondence onto DDC. (P) AS (S) ME. All Agreed. 2) Manston Airport Change Proposal: Following a lengthy discussion. Members RESOLVED: Committee Clerk to email back and find out height of freight aircraft and flight paths should they come over Deal. Suggest confirmation of a safe possible corridor between Lydd and Manston for general aviation and for the change proposal to make maximum use of estuary fly in and out to prevent noise pollution. (P) AS (S) CT. All Agreed.				Chairman/ Committee Clerk Committee Clerk
9	DDC Correspondence Received: Following a discussion Members RESOLVED: To express thanks to Cllr Carlyle for her work so far in liaising with DDC to arrange a meeting with Sarah Platt, DDC Head of Planning and Members agreed to note information. (P) CT (S) ME. All Agreed.				
10	DDC decisions: Members RESOLVED: To note the information. (P) ME (S) AS. All Agreed.				
	The Chairman closed the meeting at 8.20pm				

Deal Town Council – Planning Applications

ATTACH 3

7th November 2022

	DDC Ref	Ward	Address	Proposal	Decision
1	22/01252	MH	1 Bowser Close Deal CT14 9NF	Crown raise to 5 metres over the public highway of one Holm Oak the subject of Tree Preservation Order No 2 of 1965	
2	22/01151	ND	Flat 2, 6 Prince Of Wales Terrace Deal CT14 7BU	Installation of 9no. replacement windows	
3	22/01248	MH	Land Between 19 St Augustines Road And 54 St Martins Road Deal CT14 9NZ	Erection of 1no. detached dwelling with associated parking and landscaping	
4	22/01262	MD	42 Southwall Road Deal CT14 9QA	Erection of a single storey rear extension, Juliette balcony to side elevation and installation of 3no. rooflights to facilitate loft conversion	
5	22/01275	MH	Garage Block In The Centre Of Cavell Square Deal CT14 9HP	Erection of 3no. detached dwellings with associated parking (existing garages to be demolished)	
6	22/01283	ND	21 Western Road Deal CT14 6RX	Conversion of existing outbuilding to annexe for dependent relative	

7	22/01284	ND	23 High Street Deal CT14 7AA	Erection of a first floor extension to create a self-contained flat	
8	22/01243	MH	44-46 Mill Hill Deal CT14 9EW	Sub-division of existing building into 2no. residential dwellings with alterations to windows and doors, insertion of 2no. front steps, erection of bin/cycle stores, 2m high fence with associated parking and electric charging points (existing garage and single storey side extension to be demolished)	
9	22/01172	MD	22 London Road Deal CT14 9TB	Creation of vehicular access and driveway (existing wall to be demolished)	
10	22/01316	ND	31 Union Road Deal CT14 6EA	Erection of a rear single storey extension	
11	22/01317	ND	31 Union Road Deal CT14 6EA	Erection of a single storey rear extension	
12	22/01274	ND	48 Victoria Road Deal CT14 7BQ	Replacement windows to front elevation and reglazing of existing front door	
13	22/01290	MH	55 Tormore Park Deal CT14 9UR	T1 Quercus robur - overall crown reduction of 3-3.5 (approximately) metres; T2 Quercus ilex - partial crown reduction of a maximum of 4.5 metres, both subject of Tree Preservation Order No 2 of 1965	

14	22/01328	ND	112 Sandown Road Deal CT14 6NX	Erection of fence to front elevation	
15	22/01332	ND	1 Sunnyside Cottages Anchor Lane Deal CT14 6AJ	Erection of single storey side extension and insertion of 2no. skylights	
16	22/01315	MD	54 Albert Road Deal CT14 9RB	Erection of a pair of semi- detached dwellings, a two- storey building containing 2no. self-contained flats, retaining 1no. existing building and associated parking (1no. existing building to be demolished)	
17	22/01337	MD	28 Claremont Road Deal CT14 9TX	Erection of a single storey rear extension and 3no. rooflights	
18	22/01385	ND	Land Rear Of 20 To 34 Western Road Deal CT14 6AP	Variation of condition 2 (approved plans)(to provide single storey additions to side of dwellings) of planning permission DOV/21/01113 (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)) (application under Section 73)	

19	22/01345	ND	12 King Street Deal CT14 6HX	Erection of a four storey building incorporating 3no. retail units (Use Class E) and 16no. self-contained flats (existing building to be demolished)	
20	22/01387	ND	122 High Street Deal CT14 6BB	Installation of PV panels to existing garage	
21	22/01388	ND	122 High Street Deal CT14 6BB	Installation of PV panels to existing garage	

MEMORANDUM

To: Chairman of the Planning Committee; Members of the Planning Committee

From: Paul Bone, Deputy Town Clerk

Date: 31st October 2022

Subject: Dover District Local Plan Regulation 19

In March 2021 Deal Town Council submitted a response to the Dover District Local Plan Regulation 18 consultation that was agreed by Full Council on 10th March 2021.

Prior to this, the Council's Committees were assigned key areas to report on for consideration on plus adding any other comments they felt should be included from other sections.

The table below shows the distribution of these sections:

District Plan Aspect	DTC Committee
Environment	Environment
New Homes	Planning
Transport and Infrastructure	Transport and Infrastructure
Employment and the Local Economy	Full Council
Retail and Town Centres	Full Council
Design	Planning
The Natural Environment	Environment
The Historic Environment	Planning

A copy of the submission to Full Council from the Planning Committee made on 1st March 2021 is attached for your information **(Part 3)**

A copy of the final submission by Full Council to DDC is attached for your information **(Part 4)**

DDC have now released their Dover District Local Plan Regulation 19 consultation.

A full copy can be seen on the DDC website at [Dover District Local Plan Regulation 19 Submission Document Oct 2022](#)

This consultation closes on 9th December 2022.

A list of the main changes since the Regulation 18 draft was released is attached **(Part 1)**

A Summary of Site allocations by settlement including changes since Reg 18 is also attached **(Part 2)**

Full Council will need to agree a final submission to this consultation at their meeting scheduled for 29th November 2022.

Recommendation:

Members to decide if they wish to discuss these changes and submit responses from the Planning Committee to Full Council to be considered for inclusion in Deal Town Council's response to the Regulation 19 draft at this meeting.

OR

Members of the Planning Committee to agree to individually pass any comments that they would like to be considered for inclusion in Deal Town Council's response to the Regulation 19 draft to the Deputy Town Clerk by 18th November for consideration by Full Council at the meeting scheduled for 29th November 2022.

Decision required:

Members to consider the above recommendation.

**DEAL TOWN COUNCIL
MEMORANDUM**

To: Members of the Planning Committee
From: Councillor Susan Carlyle, Chairman of the Planning Committee
Date: 28th October 2022
Subject: DDC Planning Meeting Update

At the last Planning Committee meeting on 3rd October 2022, I advised the Planning Committee that a meeting was in the process of being arranged between myself, the Deal Town Council Committee Clerk, Sarah Platts the Head of DDC Planning and Cllr Nicholas Kenton, DDC Council (Portfolio holder for Planning and Environment) regarding the many issues that Deal Town Council are encountering in relation to planning applications.

The meeting went ahead on Tuesday 18th October 2022 at Deal Town Hall and the following topics were discussed:

Holiday Letting (Short Term)

- Suggested DDC introduce registration system.
- Monitor planning applications to prevent manipulation.
- Apply conditions to grant permissions.
- Monitoring by EHO regarding overcrowding, anti-social behaviour and noise.

Holiday Letting (Long Term)

- Increase Council Tax contributions, i.e., like Wales.
- Restrictions on new builds – locals first.
- Any rentals offered to locals first.

Enforcement

- Poor responses to breaches in planning generally but particularly conservation areas.
- Harassment by planning applicants.
- Building regulations.

Planning Applications Awaiting Decisions

- Inconsistent decisions.
- Valuing consultee comments.
- Timescale on decisions.

In response to the above, Sarah Platts, Head of DDC Planning did state that she was aware of the delay in planning decisions and the current back log, she explained that this was due to a previous shortage of staff, illnesses and COVID. She confirmed since she was appointed back in May 2022, she has been actively putting measures in place to get these issues rectified.

I can confirm that the meeting went well and that DDC are now fully aware of all the issues that Deal Town Council had been encountering with planning applications, enforcement, consultation and Air B&B issues.

Cllr Nicholas Kenton and Sarah Platts took note of the Deal Town Council Planning Committee's request to have a register and better regulation on Air B&Bs within the town. Although this is something that Dover District Council do not currently practice, it may be something that they will look into in the future.

From this meeting better communication links have been promised between Deal Town Council and the Dover District Council Planning Team. The Head of DDC Planning advised the Committee Clerk to contact her at any time with any queries/information needed on planning applications/decisions and that she is actively looking into the staffing levels and the timescales for planning decisions.

The concerns/comments below from Cllr Eddy did not get round to being discussed at the meeting due to timescales, however the Committee Clerk has forwarded this information onto Sarah Platts, Head of DDC Planning for her information.

I think the Cross Road Development is a classic example of the poor decision making at DDC. The access roads are far too narrow, the type of housing is more of the same (and so-called affordable housing will go after a while), it's on top of the entrance to an aquifer and it wrecks a local business. The fundamental problem is that DDC won't fight any appeals for fear of losing.

Another issue is similar. The reduction of planning conditions slice by slice once the developer has got permission. To get permission it's 35% affordable; then it's 25%, then 15%; then 0 – because their numbers don't stack up. If they can't do the maths why are they in business?

Section 106 is easy for the developer to play with. CIL is not – with CIL, if the developer wants to build 50 houses within a certain area, they know how much will have to go to offsetting the pressure on services.

With regard to Section 106 monies, DDC has a stack of dosh for play areas but they are not building/maintaining any other than "strategic" ones – so why ask for more money. Again they often put in a condition on large developments that a bus service is provided, usually for 3 years, and then it is abandoned as it not used enough. It would be better to put money into providing infrastructure for electric buses or at least for interactive bus stop information.

Conservation Areas – some conditions on double glazing are draconian. The key thing is to keep the building form and if replacing windows to do them sympathetically without demanding excessive expenditure by the owners. We also have a climate emergency to remember and having a building leaking heat (and potentially becoming uninhabitable and ultimately ruinous) does not help the conservation argument.

Conclusion

The conclusion of this meeting is that better communication links will now be forged between Deal Town Council and Dover District Council Planning Team, which will ensure we are building a better future working relationship. DDC are now fully aware of all the issues and concerns that DTC had been facing with planning applications, enforcement and consultation issues and DDC noted Deal Town Council's suggestion for better regulation/registration for Air B&Bs.

Decision Required: Committee members to note the above information.

Deal Town Council

Dover District Council Decisions October 2022

ATTACH 6

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App No	Ward	Location	Proposal	DTC's Recommendations	DDC's Decision
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	Object: Access is still inadequate, the ecological study is incomplete and insufficient consideration has been given to flood mitigation. DTC fully support the final 4 bullet points in the Natural England report.	Awaiting Decision
21/01822	MH	Land On The West Side Of Cross Road Deal CT14 9LA	Outline planning application for the erection of up to 140 dwellings including affordable housing, with public open space, landscaping, and vehicular access (all matters reserved except for access)	Object: In the strongest possible terms as not in the interest of the Town/Community. The principal concerns are; Highways: Impact on road safety and the need to be able to link safely to other roads. Housing: The need for housing in the area to be suitable for the local housing needs with larger area devoted to recreational space and greater use of cycle paths and footways.	Awaiting Decision

21/01820	ND	4 Silver Street Deal CT14 6LB	Erection of a first floor rear extension	Impact on surface flooding: The development will interfere with the aquifer.	Awaiting Decision
21/01841	ND	14 Griffin Street Deal CT14 6LQ	The insertion of 2no roof light windows to the rear roof slope	No Objection	Awaiting Decision
21/01840	ND	14 Griffin Street Deal CT14 6LQ	Installation of 2no. roof lights to rear roof slope (retrospective)	No Objection	Awaiting Decision
21/01936	ND	140 Middle Street Deal CT14 6LL	Erection of single storey rear extension	No Objection: Committee members noted the neighbours comments relating to the tree in the garden and that tree should be retained if at all possible.	Awaiting Decision
21/01937	ND	140 Middle Street Deal CT14 6LL	Construction of single storey rear extension	No Objection: Committee members noted the neighbours comments relating to the tree in the garden and that tree should be retained if at all possible.	Awaiting Decision
22/00170	MH	Land South West of Trystar Ellens Road, Deal, Kent	Outline Application for a Self Build Project, for a Low impact 3 to 4 bedroom dwelling, using Sustainable Design and Construction Methods (with all matter reserved).	No Objection.	Outline Permission Granted

21/01900	ND	2 Canute Road Deal CT14 6QY	Erection of an attached dwelling, creation of new vehicle access and parking (existing outbuildings to be demolished)	Object: On the grounds and concerns raised by Environment Agency regarding flooding and the Southern Water main sewer drainage issue. Change of access points.	Awaiting Decision
22/00060	ND	153 Beach Street Deal CT14 6JT	Re roofing, replace 2no rear elevation windows. Re render & re paint front & rear elevations	No Objection	Awaiting Decision
22/00471	MD	3 Middle Deal Road Deal CT14 9RF	Erection of 4no. attached dwellings with undercroft parking and bin stores (existing buildings to be demolished)	RESOLVED: Object. On the grounds of road safety in terms of traffic management. Out of character with the street scene. Over development of the site. Lack of green space. Height of building and overlooking issue as well as adding to the infrastructure and flooding risk.	Awaiting Decision
22/00564	MD	Land Fronting 47-51 London Road Deal CT14 9TF	Display of 5no. freestanding non-illuminated advertisement signs.	RESOLVED: Object on the grounds that signs are distracting to passing motorists and a highway safety issue. Would also impact on growth of existing greenery and the street scene.	Granted Permission
22/00644	MH	17 St Richards Road Deal CT14 9JR	Change of use to Residential Care Home for children aged 8-16 (Class C2)	RESOLVED: Object. Unsuitable location for residential care home as heavy road usage and history of accidents. Parking Plan for staff working shifts inadequate. No Fire Service approval. Singular lack of amenity space for children. Internal	Awaiting Decision

22/00652	Eastry Rural	Land South West Of London Road Deal CT14 0AD	Outline application for the erection of up to 155 dwellings with associated parking and means of access (all matters reserved except for access)	arrangement not sufficient; 1 toilet for 5 kids on the first floor and one of the bedrooms is too small. RESOLVED: Object. We support the views put forward by Sholden Parish Council and Great Mongeham Parish Council regarding this application. This application is contrary to the Draft Local Plan and NPPF.	Awaiting Decision
22/00658	ND	1 College Road Deal CT14 6DE	Replacement semi-circular recessed brick detail above front door, alterations to windows/doors, change of use of outbuilding to habitable accommodation, replace 2no. rooflights replacement railings, erection of a shed and landscaping (existing soil and waste pipes to be removed)	RESOLVED: No Objection.	Granted Permission
22/00659	ND	1 College Road Deal CT14 6DE	Replacement existing window/door to rear with French doors. Internal works to incl. alteration of existing timber partition to form enlarged opening, erection of new partitions & lining of walls/staircase to ground flr; replacement partitions & cleaning beams to 1st flr; erection of partitions to attic flr & replacement of existing rooflights with conservation rooflights.	RESOLVED: No Objection.	Granted Permission
22/00768	MH	215 St Richards Road Deal CT14 9LF	Erection of 1no. detached, 2no. pairs of semi-detached and 3no. terraced dwellings (8no. dwellings), cycle/bin store, new vehicular access and associated parking	RESOLVED: Object. We take note of KCC Highways comments that even though the applicant has provided vehicle tracking for a refuse vehicle, however tracking at the entrance into the	Awaiting Decision

22/00644	MH	17 St Richards Road Deal CT14 9JR	Change of use to Residential Care Home for children aged 8-18 (Class C2) (amended description)	development needs to be demonstrated to ensure there is no overrun when entering and exiting from St Richards Road. The tracking that has been provided shows an overlap to the allocated parking area for plot 4. If these spaces are occupied, the turning for a freighter will be restricted and therefore the parking arrangements will need to be reconsidered.	Awaiting Decision
22/00814	MD	Wellington Court Beechwood Avenue Deal CT14 9WY	Acer pseudoplatanus (T1) raise crown on eastern side to 7 metres; Acer campestre (T10 and T11) overall crown reduction of 3 metres and 15% crown thin, all subject of Tree Preservation Order No 7 of 2000	RESOLVED: Objection as previous issues not addressed on internal layout, one bedroom is accessed through another bedroom and one bedroom is too small. Parking provision still not sufficient on property. Access onto busy road which has a history of accidents. No Fire Service approval. RESOLVED: No Objection.	Awaiting Decision
22/00820	ND	37 The Marina Deal CT14 6NH	Erection of front and rear dormer roof extensions, front balconies to first and second floors, replacement windows and installation of glazing to gable end.	RESOLVED: Objection. Visual disruption of roofline and damaging architectural integrity of roofline. Roofline will be changed and the heritage of the building will be damaged. Front dormer out of	Awaiting Decision

				character for surrounding buildings, over development of loft extension and overlooking neighbouring properties. Historic integrity of the terrace will be lost.	
22/00800	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)	RESOLVED: No Objection.	Awaiting Decision
22/00749	MD	Deal Police Station 43 London Road Deal CT14 9TE	Change of use and conversion of existing building to create 3no. terraced dwellings and erection of 3no. detached dwellings with associated parking (part demolition of existing building)	RESOLVED: Objection. Over development of site. Problem with lack of amenity and green space. Lack of privacy for surrounding residents and no suitable access for emergency services.	Awaiting Decision
22/00916	MD	64-66 Southwall Road Deal CT14 9QA	Application for permission in principle for residential development of up to 7no. dwelling houses, and replacement place of worship with community hub and nursery (existing place of worship and nursery to be demolished)	RESOLVED: Objection. Plan and design of site is too over developed. Lack of green space on site especially for nursery and community hub. Concerns for vehicle movement on site. Access into the properties is very tight from Southwall Road into the development.	Awaiting Decision
22/00943	ND	32 Duke Street Deal CT14 6DT	Replacement of front door and ground floor window with double glazed units	RESOLVED: No Objection.	Awaiting Decision

22/00930	MD	Charles Sports Ground And Stadium St Leonards Road Deal CT14 9AU	Erection of an illuminated scoreboard	RESOLVED: No Objection.	Granted Permission
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22/00979	MH	215 St Richards Road Deal CT14 9LF	Erection of single storey rear extensions, new front porches, garage conversion, alterations to windows/doors, to create an additional dwelling, car ports to rear and cycle/garden store	Members RESOLVED: Objection. Limited sight lines and access on to a dangerous road.	Granted Permission
22/01019	ND	91 Middle Street Deal CT14 6JN	Replace existing natural slate roof covering with new, to incl ridge tiles, battens & underlay. Provide new lead flashings to chimneys & valley gutters.	Members RESOLVED: No Objection	Granted Permission
22/01026	MD	Wellington House 100 Mill Road Deal CT14 9AQ	Erection of side extension to existing conservatory and first floor side extension with Juliette balcony to main dwelling. Lower ground levels to create sunken courtyard and insertion of external rear doors and steps	Members RESOLVED: No Objection.	Awaiting Decision
22/01027	MD	Wellington House 100 Mill Road Deal CT14 9AQ	Erection of single storey addition to existing greenhouse; 1st floor side extension to form master suite; replace 2no existing windows with French doors to rear elevation; enlarge existing opening to rear. Internal works to incl. blocking of existing openings & demolition of chimney stack to ground floor; installation of new stair from ground to 1st floor; relocation of existing 1st floor bathroom; new WC & replacement of existing utility room stair.	Members RESOLVED: No Objection.	Awaiting Decision

22/01037	MD	7 Leas Road Deal CT14 9AR	Erection of a front carport	Members RESOLVED: Objection. As proposal is not applicants land.	Refused Permission
22/01029	MD	11 Cowper Road Deal CT14 9TW	Erection of a detached dwelling, alterations to existing vehicular access, creation of 2no. parking spaces and parking for 11 Cowper Road	Members RESOLVED: No Objection. Note that bay window would have to be removed on next door house	Granted Permission
22/01030	ND	89 Middle Street Deal CT14 6JN	Remove existing roof covering. Replace with new natural slate roof covering to incl breathable underlay.	Members RESOLVED: No Objection.	Granted Permission
22/01045	MD	168 Middle Deal Road Deal CT14 9RL	Erection of single storey rear extension	Members RESOLVED: No Objection.	Granted Permission
22/01085	ND	Wood Yard House 109 Beach Street Deal CT14 6JQ	Installation of 2no. rooflights	Members RESOLVED: No Objection.	Awaiting Decision
22/01086	ND	Wood Yard House 109 Beach Street Deal CT14 6JQ	Installation of 2no. rooflights	Members RESOLVED: No Objection.	Awaiting Decision
22/01111	MD	St Albans House 12 The Grove Deal CT14 9TL	Erection of 2no. buildings incorporating 11no. self contained flats, 3no. semi- detached dwellinghouses (existing care home to be demolished)	Members RESOLVED: Objection. Over development of the site will increase on-street car parking. Limited access and sight lines. Rubbish collection point in car space and poor design of housing. Intensive development in limited area	Awaiting Decision

				will cause overlooking and loss of privacy for existing residents in both The Grove and pedestrianised Church Path. Alternative methods other than heating pumps should be explored with the developer. Building should be preserved for heritage and historical integrity	
22/00719	MH	295 St Richards Road Deal CT14 9LG	Erection of a rear conservatory extension (utility and outside storage to be demolished)	Members RESOLVED: No Objection.	Granted Permission
22/01133		122 Rectory Road Deal CT14 9NG	Change of use to residential care home for children (Use Class C2)	Members RESOLVED: Objection. Insufficient information on the age of children at the home and would like to see views on the police report.	Granted Permission
22/01145		2 Sholden Bank Great Mongeham Deal CT14 9PF	Variation of Condition 3 (approved materials) to allow amendments of planning permission DOV/20/01147 (application under Section 73) for the erection of a two storey side extension (existing garage to be demolished)	Members RESOLVED: No Objection.	Awaiting Decision
21/01409		291 London Road Deal CT14 9PP	Erection of rear boundary wall and gate, front boundary fence and gate, and NE boundary fences to front and rear gardens (existing walls and fences to be demolished) (amended plans)	Members RESOLVED: No Objection.	Granted Permission

22/01147	183 Beach Street Deal CT14 6LY	External alterations to include replacement render, lead work, 5no. replacement windows to ground, first and second floors, hardsurfacing to courtyard, creation of bin store (part demolition of side wall and gates)	Members RESOLVED: No Objection.	Awaiting Decision
22/01148	183 Beach Street Deal CT14 6LY	Replacement of existing cement render with lime render. Change of render colour. Replacement of 1st floor windows to all elevations. Installation of lead coping to parapet. Repair of cornice & quoins to front elevation. Replacement of existing roof covering to dormer, single & 2 storey additions to rear.	Members RESOLVED: No Objection.	Awaiting Decision
22/01136	45 Glack Road Deal CT14 9ND	Erection of rear dormer roof extension and side roof extension to facilitate loft conversion. Insertion of 2no. front rooflights	Members RESOLVED: No Objection.	Granted Permission
22/01174	63 Beach Street Deal CT14 6HY	Reinstatement of side entrance door and 2no. roof lights.	Members RESOLVED: No Objection.	Awaiting Decision
22/01175	63 Beach Street Deal CT14 6HY	Demolition of load bearing wall between kitchen and dining room; demolition of wall between dining room and lounge; form draft lobby all to ground floor; new boiler vent to north elevation to 1st floor; raise ceiling level to existing bathroom at 2nd floor. Replacement of flat felt roof at 2nd floor level with double pitched Kent peg tiles roof; replacement of flat felt roof to single storey rear addition with lead.	Members RESOLVED: No Objection.	Awaiting Decision
22/01150	42 and 44 Cannon Street Deal CT14 6QA	Change of use from 2 flats to a single residential dwelling	Members RESOLVED: No Objection.	Awaiting Decision

22/01199	91 Middle Street Deal CT14 6JN	Erection of single storey rear extension, insertion of rooflights and replacement windows	Members RESOLVED: No Objection.	Awaiting Decision
22/01200	91 Middle Street Deal CT14 6JN	Erection of a single storey rear addition; erection of partition walls to form wc/utility to lower ground, bathroom to ground & ensuite to 1st floor. Insertion of 2no rooflights. Replacement windows to west (rear) elevation.	Members RESOLVED: No Objection.	Awaiting Decision
22/01178	Land At Jute Fields Deal CT14 9ZL	Erection of 2no. detached dwellings, private access driveway and associated landscaping	Members RESOLVED: No Objection.	Awaiting Decision
22/01097	311 St Richards Road Deal CT14 9LG	Conversion of garage to habitable room, insertion of 2no. French doors to rear, installation of Juliette balcony/glass balustrade to first floor rear elevation, rear raised patio extended, ramp and garden steps	Members RESOLVED: No Objection.	Awaiting Decision
22/01040	15 Blenheim Road Deal CT14 7AJ	Outline application for the erection of a detached dwelling (with all matters reserved)	Members RESOLVED: Objection. Application has no indication of house design/basic layout or parking. Professional heritage assessment needed as this house is in conservation area.	Awaiting Decision

Total number of Planning Applications = 51

Planning Applications - Still Awaiting Decisions = 36

Planning Applications - Granted Permission = 14

Planning Applications – Refused Permission = 1