



Deal Town Council, Town Hall, High Street, Deal, Kent, CT14 6TR.
01304 361999 - deal.town.council@deal.gov.uk - www.deal.gov.uk

To all Committee Members: You are hereby summoned to attend a meeting of the Planning Committee at the Town Hall on **Monday 3rd July 2023** 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 30th June 2023 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: 27th June 2023

AGENDA

1	Chairperson'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 5th June 2023 for approval and signing: Decision required.	Attach 2
6	Planning applications received: Decisions required.	Attach 3
7	DDC decisions: For information purposes.	Attach 4
	Date of next meeting: 7 th August 2023.	
	Committee Members: Cllr Eddy, Cllr Findley, Cllr Bond, Cllr Craggs, Cllr Walters, 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.

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 5th June 2023 at the Town Hall at 7.15pm

Present: Cllr M Eddy (Chairperson)
Cllr P Findley (Vice Chairperson)
Cllr L Craggs

Cllr M Walters
Mr R Green (The Deal Society)
Mrs E Fogarty (FOND)

Officers: Laura Marney – Committee Clerk

Other: 1 member of the public

MINUTES

1	Chairperson's opening remarks: The Chairperson welcomed everyone to the meeting and read out the fire evacuation procedures and advised Councillors to put their mobile phones on silent.			Chairperson
2	Apologies for absence: Cllr Bond Absent.			Committee Clerk
3	Declarations of interest: Cllr Craggs declared a VAOI on planning application 23/00608 and Mr R Green co-opted member declared a VAOI on planning application 23/00620.			
4	Public Participation and Statements received: None received.			Committee Clerk
5	The minutes of the planning committee meeting held on 2nd May 2023 for approval and signing: Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 2 nd May 2023 as a true and accurate record. The Chairperson duly signed the minutes. (P) LC (S) MW. All Agreed.			Chairperson
6	Planning applications:			
	DDC Ref	Address	Proposal	Deal Town Council Decision
	23/00505	1 Good Hope Glack Road Deal CT14 9NE	Erection of a dwelling	Members RESOLVED: No Objection. (P) LC (S) ME. All Agreed.
	22/01315	54 Albert Road Deal CT14 9RB	Erection of a two and a half storey building containing 5no. self-contained flats, retaining 1no. existing building and associated parking (1no. existing building to be demolished)	Members RESOLVED: Objection. Due to the overdevelopment of the site. Deal Town Council also supports the conclusion of the Environment Agency. (P) LC (S) ME. 3 For, 1Abs. Motion carried.

	23/00551	42 Flat 2 The Marina Deal CT14 6NN	Erection of first floor rear extension	Members RESOLVED: Objection. Unless issues of loss of light and the overlooking onto neighbouring properties are addressed. (P) PF (S) LC. 3 For, 1 Against. Motion carried.	
	23/00612	16 Beechwood Avenue Deal CT14 9TD	Erection of a single storey rear extension	Members RESOLVED: No Objection. (P) LC (S) MW. All Agreed.	
	23/00589	78-80 Mill Hill Deal CT14 9ER	Display of 4 illuminated fascia signs and replacement trough lighting, 6 new sets of sign writing, 1 hanging sign with new bracket, 12 LED floodlights, 3 lanterns and 1 lockable postercase	Members RESOLVED: No Objection. (P) LC (S) ME. All Agreed.	
	23/00620	33 Sandown Road Deal CT14 6PG	Erection of a two storey rear extension (existing to be demolished)	Members RESOLVED: No Objection. (P) ME (S) LC. All Agreed.	
	23/00608	377 London Road Deal CT14 9PS	Erection of a dwelling, driveway and garage.	Members RESOLVED: No Objection. (P) ME (S) PF. All Agreed.	
	23/00571	Flat 1,2,3,4,5,6 Alfred Mews 17 Alfred Square Deal CT14 6LR	Replacement windows.	Members RESOLVED: No Objection. (P) PF (S) MW. All Agreed.	
	23/00567	22 Athelstan Place Deal CT14 6QE	Extension of existing dropped kerb, erection of front porch and installation of roof light to front/rear roofslope (boundary wall to be demolished).	Members RESOLVED: No Objection. (P) ME (S) LC. All Agreed.	
	23/00664	104 Middle Street Deal CT14 6JW	Erection of a rear 2 storey extension, raised roof ridge, 2 front and 1 rear dormer windows, and solar panels.	Members RESOLVED: No Objection. (P) MW (S) PF. All Agreed.	

	23/00671	43-45 High Street Deal CT14 6EL	Display of 1 fascia signage, 1 hanging sign, 1 menu board - all illuminated. 6 swan neck lights, and 4 flat plate signs.	Members RESOLVED: No Objection. (P) MW (S) LC. All Agreed.	
	23/00677	The Port Arms 10 Beach Street Deal CT14 7AH	Display of 1 hanging sign, 4 externally illuminated fascia signs, 5 LED floodlights, 4 wall lanterns.	Members RESOLVED: No Objection. (P) MW (S) LC. All Agreed.	
	23/00675	7 South Street Deal CT14 7AW	Variation of Condition 2 (approved plans, Condition 6 (external joinery), and Condition 11 (finished ground levels and sections) of planning permission DOV/20/00014 (application under Section 73) Erection of a three-storey building incorporating 2 no. self-contained flat, 1 no. maisonette, 1 no. retail unit to ground floor and conversion of existing store to additional retail unit (part demolition of existing building).	Members RESOLVED: No Objection. (P) MW (S) PF. All Agreed.	
	23/00651	41 London Road Deal CT14 9TE	Formation of vehicular access and driveway.	Members RESOLVED: Objection. 1) Due to no information from KCC Highways. 2) Unless a condition is applied that the resident can only turn left in and out of the property for safety. (P) ME (S) LC. All Agreed.	

7	Delegated authority decisions: Members RESOLVED: To note the information. (P) LC (S) ME. All Agreed.	
8	DDC decisions: Members RESOLVED: To note the information. (P) ME (S) TG. All Agreed.	
	Date of next meeting: 3 rd July 2023	
	The Chairperson closed the meeting at 8.25pm	

Deal Town Council – Planning Applications

3rd July 2023

ATTACH 3

DDC Ref	Ward	Address	Proposal	Decision
1 23/00688	MD	Grove Lodge Manor Avenue Deal CT14 9PN	Erection of single storey side/rear extension	
2 23/00656	ND	7 Golden Street Deal CT14 6JU	Replacement windows to front elevation	
3 23/00524	ND	10 Dolphin Street Deal CT14 6LX	Replacement 3no front elevation windows and 1no Front door and surround.	
4 22/01409	Eastry Rural	Land South West Of Sholden Drive Sandwich Road Sholden CT14 0AD	Reserved Matters application for the details landscaping, layout, scale, and appearance pursuant to outline permission DOV/21/00402 for the erection of 110 dwellings and associated car parking and infrastructure	
5 23/00754	ND	Site Adjacent To Church Hall Stanley Road Deal CT14 7BT	Conversion of storage building to dwelling	

6	23/00777	ND	Sarahs Cottage 120 Middle Street Deal CT14 6JX	Re-roofing works, repointing of chimney stacks and repainting of front elevation.
7	23/00787	MH	195 Mill Road Deal Kent CT14 9BG	Fell one Horse Chestnut the subject of Tree Preservation Order No 7 of 2012.
8	23/00631	ND	35 Victoria Road Deal CT14 7AY	Formation of vehicular access, vehicle charging point and retaining wall.
9	23/00776	ND	7 Sandown Road Deal CT14 6PH	Erection of single storey rear extension (existing conservatory to be demolished).
10	23/00620	ND	33 Sandown Road Deal CT14 6PG	Erection of a two storey rear extension, addition of 2no. windows to side elevation and 1.6 metre boundary wall (existing extension to be demolished).

Deal Town Council

Dover District Council Decisions – June 2023

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ATTACH 4

App No	Ward	Location	Proposal	DTC's Recommendations	DDC's 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)	<p>Object: In the strongest possible terms as not in the interest of Town/Community.</p> <p>The principal concerns are;</p> <ul style="list-style-type: none"> 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
22/01428	ND	Land North East Of 40 Godwyn Road Deal CT14 6QW	Erection of detached dwelling with vehicle access and parking	<p>Impact on surface flooding: The development will interfere with the aquifer.</p>	<p>Members RESOLVED: No Objection.</p> <p>Awaiting Decision</p>

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.	Granted Permission (with conditions)	Awaiting Decision
22/006552	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)	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.	Granted Permission (with conditions)	Awaiting Decision
22/01178	MH	Land At Jute Fields Deal CT14 9ZL	Erection of 2no. detached dwellings, private access driveway and associated landscaping	Members RESOLVED: No Objection.	Members RESOLVED: No Objection.	Awaiting Decision
22/01409	Eastry Rural	Land South West Of Sholden Drive Sandwich Road Sholden CT14 0AD	Reserved Matters application for the details landscaping, layout, scale, and appearance pursuant to outline permission DOV/21/00402 for the erection of 110 dwellings and associated car parking and infrastructure	Members RESOLVED: Deal Town Council fully supports the comments submitted by Sholden Parish Council regarding this application, that there is no alternative emergency access route for this proposed development of more than 50 dwellings. Flooding concerns that sewage from the proposed development is disposed of via the main sewage pipe under the A258. As has been well documented elsewhere in planning and wider DDC	Members RESOLVED: Deal Town Council fully supports the comments submitted by Sholden Parish Council regarding this application, that there is no alternative emergency access route for this proposed development of more than 50 dwellings. Flooding concerns that sewage from the proposed development is disposed of via the main sewage pipe under the A258. As has been well documented elsewhere in planning and wider DDC	Awaiting Decision

			policies (and including, by its own admission, Southern Water), the capacity of the sewage disposal system in the Sholden/Deal area (Albert Road) and that no Archaeological Report has been submitted.	Awaiting Decision
22/01610	MH	Land To The Rear Of Freemens Way Freemens Way Deal CT14 9D	Variation of Condition 2 (approved plans) to allow amendments of planning permission DOV/19/00895 (application under Section 73) 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	Members RESOLVED: Objection. Due to lack of information on amendment.
22/01617	ND	37 The Marina Deal CT14 6NH	Construction of a balcony to front elevation with 2 no. windows replaced with French doors to first floor	Members RESOLVED: Objection. Due to balcony not in keeping with architectural integrity and heritage of this historic terrace. Impedes users Right of Way across the front of the building and is detriment to those people using mobility aids.
22/00768	MH	215 St Richards Road Deal CT14 9LF	Erection of 1 no. detached, 2 no. pairs of semi-detached and 3 no. terraced dwellings (8 no. dwellings), cycle/bin store, new vehicular access and associated parking	Members RESOLVED: Objection. On the basis of the points on the Police Report; internal safety on the site both vehicular safety and crime prevention.

22/01701	ND	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Erection of first and second-floor extensions, installation of new shopfronts, access doors, additional windows, to form 5no. retail units and 17no. residential dwellings.	Members RESOLVED: Objection. Due to internal arrangements being excessively cramped and no evidence of adequate sound proofing between the individual flats. No adequate fire escapes.	Awaiting Decision
22/01702	ND	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Alterations & extension to form commercial & residential units. Proposed 2nd floor extension. Internal works to incl. demolition of existing walls & partitions, & erection of new to all floors. External works to incl. installation of new shopfronts; insertion of 2no. window to ground floor rear elevation.	Members RESOLVED: Objection. Due to internal arrangements being excessively cramped and no evidence of adequate sound proofing between the individual flats. No adequate fire escapes.	Awaiting Decision
23/00063	MH	Marlborough Road Industrial Estate, Unit 2 Marlborough Road Deal CT14 9LE	Erection of a building for use as storage (existing building to be demolished).	Members RESOLVED: No Objection.	Awaiting Decision
23/0039	MH	Garages To Centre Of Cavell Square Deal CT14 9HP	Erection of 4 dwellings (existing garages to be demolished).	Members RESOLVED: Objection. Due to lack of information in terms of materials that will be used on roofing and walls, also concerns on lack of green space on plans.	Awaiting Decision
23/00147	ND	Hughenden House Maison Dieu Veterinary Centre 7 Sondes Road Deal CT14 7BW	Change of use of ground floor of Hughenden House and courtyard building to form 2 x 2 bedroom self-contained flats including extensions, alterations and parking	Members RESOLVED: No Objection.	Awaiting Decision

23/00242	ND	14 Park Street Deal CT14 6AG	Replacement windows and door to front elevation	Members RESOLVED: No Objection	Awaiting Decision
23/00213	MD	Deal Police Station 43 London Road Deal CT14 9TE	Erection of 2 detached dwellings with associated parking	Members RESOLVED: Objection. On the grounds that no Design and Access statement is included in this application. Lack of clarity in the proposed plan as to the exact number of units for the whole site of the former Police Station.	Awaiting Decision
23/00236	MD	47-51 London Road Deal CT14 9TF	Variation of condition 2 (approved plans) of planning permission DOV/22/00116 (application under Section 73) Installation of 5 EV charging bays, bin store, substation and associated infrastructure	Members RESOLVED: Objection. Due to lack of information on the visual impact of the EV charging bay canopy. Lack of landscape screening and the lighting impact on the surrounding residential area.	Awaiting Decision
23/00217	ND	4 Broad Street Deal CT14 6EP	Conversion of the first and second floor to 2 self-contained flats, ground floor to commercial unit, alterations to windows/doors, cycle store, installation of lift, and terrace with glass balustrade to second floor, and erection of rear wall and gates (existing single storey extension, fence and fire escape to be demolished)	Members RESOLVED: No Objection	Awaiting Decision
23/00391	ND	11 Prince of Wales Terrace Deal Kent CT14 7BE	Variation of Condition 4 (iron railings) to allow amendments of planning permission DOV/21/00697 (application under Section 73) for the replacement of existing timber balcony framework to 4no flats	Members RESOLVED: No Objection.	Awaiting Decision

				Granted Permission
23/00417	MH	7 Cross Road Deal CT14 9LB	Erection of a detached dwelling and formation of access (existing garage and shed to be demolished)	Members RESOLVED. Objection: On the basis too cramped within the area and off-street parking not adequate.
23/00482	ND	Land On The North Side Of Northwall Road Deal CT14 6PP	Certificate of Lawfulness (existing) for the continued use as a dwellinghouse	Members RESOLVED. Objection: On the basis that premises are not suitable for human occupation at this present time.
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)	Members RESOLVED. Objection: Due to the removal of affordable housing and limited parking, also this is part of a number of applications that will have a detrimental effect on Deal Town Centre, therefore a proper design study of the cumulative impact of this development and others in the vicinity is needed as required by the draft local plan as this and other developments will have an impact on the viability of the town and amenity of the middle street conservation area. Deal Town Council also object unless a condition for complete photographic record of the art deco interior is applied.
23/00450	ND	83 Beach Street Deal CT14 6JB	Change of Use and conversion to Lower 3 floors, to Use Class E(b) (Sale of food and drink for consumption (mostly on the premises) and the top floor to Residential.	Members RESOLVED. No Objection.

23/00353	ND	18A Griffin Street Deal CT14 6LH	Erection of single storey rear addition. Blocking of opening to west elevation. Replacement shopfront window with double glazing.	Members RESOLVED. Objection: Unless a detailed drawing of the front windows are submitted to protect the residential amenity of neighbouring property.	Granted Permission
23/00458	ND	18A Griffin Street Deal CT14 6LH	Erection of a rear extension, alterations to windows, insertion of steps and railing to rear.	Members RESOLVED. No Objection.	Granted Permission
23/00481	ND	13 Nelson Street, Deal CT14 6DP	Reinstatement of pavement lightwell with new basement window	Members RESOLVED: No Objection.	Granted Permission
23/00510	ND	165 Beach Street Deal Kent CT14 6LD	Removal of painted cementitious render and re-render with lime render on the existing side elevations. Installation of two mechanical extract fans within the existing basement.	Members RESOLVED. No Objection.	Granted Permission
23/00498	MH	53 Douglas Road Deal CT14 9HT	Erection of a dwelling.	Members RESOLVED. No Objection.	Awaiting Decision
23/00518	ND	Melbourne 7 Farrier Street Deal CT14 6JP	Alterations to existing basement replacing ceiling, wall, and floor finishes, incorporating upgrades in new positions.	Members RESOLVED. No Objection.	Granted Permission
23/00523	ND	National Westminster Bank, 31 High Street Deal CT14 6EW	Removal of existing external signage and AM and infill with materials to match the existing elevation	Members RESOLVED: No Objection.	Granted Permission

			Erection of a dwelling	Members RESOLVED: No Objection.	Awaiting Decision
23/00505	MH	1 Good Hope Glack Road Deal CT14 9NE			
22/01315	MD	54 Albert Road Deal CT14 9RB	Erection of a two and a half storey building containing 5no. self-contained flats, retaining 1no. existing building and associated parking (1no. existing building to be demolished)	Members RESOLVED: Objection. Due to the over development of the site and Deal Town Council support the conclusion of the Environment Agency.	Granted Permission
23/00551	ND	42 Flat 2 ,The Marina Deal CT14 6NN	Erection of first floor rear extension	Members RESOLVED: Objection. Unless issues of loss of light and the overlooking onto neighbouring properties are addressed.	Awaiting Decision
23/00612	MD	16 Beechwood Avenue Deal CT14 9TD	Erection of a single storey rear extension	Members RESOLVED: No Objection.	Granted Permission
23/00589	MH	78-80 Mill Hill Deal CT14 9ER	Display of 4 illuminated fascia signs and replacement trough lighting, 6 new sets of sign writing, 1 hanging sign with new bracket, 12 LED floodlights, 3 lanterns and 1 lockable postercase.	Members RESOLVED: No Objection.	Awaiting Decision
23/00620	ND	33 Sandown Road Deal CT14 6PG	Erection of a two storey rear extension (existing to be demolished)	Members RESOLVED: No Objection.	Awaiting Decision
23/00608	MD	377 London Road Deal CT14 9PS	Erection of a dwelling, driveway and garage.	Members RESOLVED: No Objection.	Awaiting Decision

23/00571	ND	Flat 1,2,3,4,5,6 Alfred Mews 17 Alfred Square Deal CT14 6LR	Replacement windows.	Members RESOLVED: No Objection.	Awaiting Decision
23/00567	ND	22 Athelstan Place Deal CT14 6QE	Extension of existing dropped kerb, erection of front porch and installation of roof light to front/rear roofslope (boundary wall to be demolished).	Members RESOLVED: No Objection.	Granted Permission
23/00664	ND	104 Middle Street Deal CT14 6JW	Erection of rear 2 storey extension, raised roof ridge, 2 front and 1 rear dormer windows, and solar panels.	Members RESOLVED: No Objection.	Awaiting Decision
23/00671	ND	43-45 High Street Deal CT14 6EL	Display of 1 fascia signage, 1 hanging sign, 1 menu board - all illuminated. 6 swan neck lights, and 4 flat plate signs.	Members RESOLVED: No Objection.	Awaiting Decision
23/00677	ND	The Port Arms 10 Beach Street Deal CT14 7AH	Display of 1 hanging sign, 4 externally illuminated fascia signs, 5 LED floodlights, 4 wall lanterns.	Members RESOLVED: No Objection.	Awaiting Decision
23/00675	ND	7 South Street Deal CT14 7AW	Variation of Condition 2 (approved plans, Condition 6 (external joinery), and Condition 11 (finished ground levels and sections) of planning permission DOV/20/00014 (application under Section 73) Erection of a three-storey building incorporating 2 no. self-contained flat, 1 no. maisonette, 1no. retail unit to ground floor and conversion of existing store to additional retail unit (part demolition of existing building).	Members RESOLVED: No Objection.	Awaiting Decision

				Members RESOLVED: Objection.	Awaiting Decision
23/00651	MD	41 London Road Deal CT14 9TE	Formation of vehicular access and driveway.	1) Due to no information from KCC Highways. 2) Unless a condition is applied that the resident can only turn left in and out of the property for safety.	

Total number of Planning Applications = 44

Planning Applications - Still Awaiting Decisions = 31

Planning Applications - Granted Permission = 13

Planning Applications – Refused Permission = 0

Planning Applications – Withdrawn = 0