

DEAL TOWN COUNCIL
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To all Planning Committee Councillors: You are hereby summoned to attend a meeting of the Planning Committee via Microsoft Teams on Monday 1 March 2021 at 7.15pm to transact the business shown on the agenda below.

To the press and public: Any member of the public may submit a written statement of no more than 500 words relating to any item on this agenda. These must be received by 10am on Friday 26 February 2021 by the Communications Officer Joanne Harper via the contact details above.

To listen to this meeting please contact the Communications Officer Joanne Harper, via the contact details above before 12 noon on Monday 1 March 2021.



Kelly Lawrence
Committee Clerk
Date: 23/02/2021

AGENDA

1	Chairman's opening remarks and apologies for absence:	
2	Declarations of interest: To receive any declarations of interest from Members in respect of business to be transacted on the agenda.	Attach 1
3	The minutes of the planning committee meeting held on 1 February 2021 for approval and signing: Decision required	Attach 2
4	Statements received from members of the public on items relating to the agenda to be read out by the Committee Clerk (maximum 15 minutes): For councillor information	
5	DDC Local Plan: Decisions required	Attach 3
6	Planning applications received: Decisions required	Attach 4
7	Tree applications received: Decision required	Attach 5
8	DDC decisions: For information purposes	Attach 6
	Date of next meeting: 6 April 2021	
	Cc: Cllr C Turner, Cllr S Carlyle, Cllr A Friend, Cllr M Eddy, Cllr A Stroud, Mr R Green, Mr C Hartley and Mrs E Fogarty	

Declarations of Interest

Disclosable Pecuniary Interest (DPI)

Where a Member has a new or registered DPI in a matter under consideration they must disclose that they have an interest and, unless the Monitoring Officer has agreed in advance that the DPI is a 'Sensitive Interest', explain the nature of that interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a DPI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation permitting them to do so. If during the consideration of any item a Member becomes aware that they have a DPI in the matter they should declare the interest immediately and, subject to any dispensations, withdraw from the meeting.

Other Significant Interest (OSI)

Where a Member is declaring an OSI they must also disclose the interest and explain the nature of the interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a OSI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation to do so or the meeting is one at which members of the public are permitted to speak for the purpose of making representations, answering questions or giving evidence relating to the matter. In the latter case, the Member may only participate on the same basis as a member of the public and cannot participate in any discussion of, or vote taken on, the matter and must withdraw from the meeting in accordance with the Council's procedure rules.

Voluntary Announcement of Other Interests (VAOI)

Where a Member does not have either a DPI or OSI but is of the opinion that for transparency reasons alone s/he should make an announcement in respect of a matter under consideration, they can make a VAOI. A Member declaring a VAOI may still remain at the meeting and vote on the matter under consideration.

Note to the Code:

Situations in which a Member may wish to make a VAOI include membership of outside bodies that have made representations on agenda items; where a Member knows a person involved, but does not have a close association with that person; or where an item would affect the well-being of a Member, relative, close associate, employer, etc. but not his/her financial position. It should be emphasised that an effect on the financial position of a Member, relative, close associate, employer, etc OR an application made by a Member, relative, close associate, employer, etc would both probably constitute either an OSI or in some cases a DPI.

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

The minutes of the remote Planning Committee held on Monday 1 February 2021 starting at 7.15pm

Present:

Cllr C Turner (Chairman)

Cllr S Carlyle (Vice Chairman)

Cllr A Friend

Cllr M Eddy

Mr C Hartley (Co-opted member)

Mrs E Fogarty (Co-opted member FOND)

Mr R Green (Co-opted member Deal Society)

Officers: Mrs Kelly Lawrence – Committee Clerk
 Miss J Harper – Communications Officer

Others: No members of the public

1	Chairman's opening remarks and apologies for absence: The Chairman welcomed everyone to the February remote meeting and advised of the procedures. Apologies were acknowledged from Cllr A Stroud and Cllr E Rowbotham.				Action
2	Declarations of interest: Cllr C Turner declared a VAOI on Item 6, No.2: Ref 21/00013 as applicant is known to him.				
3	Minutes of the previous meeting held on 11 January 2021: Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 11 January 2021 as a true and accurate record. (P) AF (S) SC Agreed. Cllr M Eddy Abstained from voting				
4	Statements received from members of the public on items relating to the agenda to be read out by the Committee Clerk: No statements were received.				
5	DDC Local Plan: RESOLVED: Chairman advised members on where they can find full details of DDC's local Plan and recommended that they specifically look at any planning issues and feedback any comments they may have direct to the Chairman.				All Members
6	Planning applications received:				Committee Clerk
	REFERENCE	ADDRESS	PROPOSAL	DECISION	
	21/00003	Land South West of Trystar, Ellens Road, Deal, CT14 9JJ	Outline application for the erection of a detached dwelling (with all matters reserved)	RESOLVED: Object to application in its current form as lack of information on what kind of sustainable materials and features are planned? However, commend the applicant on self-build and sustainable housing proposals. P) AF S) ME All Agreed	
	21/00013	37 Cross Road, Deal, CT14 9LB	Erection of a two storey rear extension and front porch (part demolition of existing single storey extension)	RESOLVED: No objection. P) ME S) SC Agreed Cllr Turner Abstained from voting.	
	21/00079	113 Rectory Road, Deal, CT14 9NP	Erection of detached dwellinghouse with associated parking and	RESOLVED: No objection. P) AF S) ME All Agreed	

		landscaping	
21/00039	61 Manor Road, Deal, CT14 9BY	Erection of a two storey side extension (existing garage to be demolished)	RESOLVED: No objection. P) SC S) AF All Agreed
21/00038	Car Park, The Magnet, 267 London Road, Deal	Erection of a detached dwelling, cycle/garden storage, 1.8m high fencing and associated parking	RESOLVED: No objection. P) AF S) SC All Agreed
21/00042	11 Albert Road, Deal, CT14 9RE	Erection of single storey rear extension, rear dormer roof extension and rooflights to front elevation (existing lean-to to be demolished)	RESOLVED: No objection. P) SC S) ME All Agreed
20/01444	17 College Road, Deal, CT14 6DD	Insertion of steel lintel above existing ground floor opening and reduce in width of opening. Erection of partition walls to 1st floor to create shower room and WC.	RESOLVED: No objection. P) AF S) ME All Agreed
20/01477	95 Beach Street, Deal, CT14 6JE	Change of use of retail unit to self-contained flat (Use Class C3(a)) and replacement window to front elevation	RESOLVED: No objection. P) SC S) AF All Agreed
20/01532	122 Golf Road, Deal, CT14 6RD	Erection of a single storey rear extension (existing rear extension to be demolished)	RESOLVED: No objection. P) AF S) SC All Agreed
20/01309	Deal House, 10 Prince of Wales Terrace, Deal, CT14 7BU	Variation of Condition 1 (approved plans) to allow alterations to the dormer window, window and insertion of rooflight of planning permission DOV/20/00262 (application under Section 73)	RESOLVED: No objection. P) SC S) AF All Agreed
20/01539	15 Gilford Road, Deal, CT14 7DJ	Erection of single storey rear extension	RESOLVED: No objection. P) SC S) AF All Agreed
20/01264	164 Middle Street, Deal, CT14 6LW	Replace decayed timber in ground floor,	RESOLVED: No objection.

			replace existing lean-to roof, install extract fans and cast iron heritage grilles.	P) AF S) SC All Agreed									
	20/01464	132 High Street, Deal, CT14 6BE	Erection of a detached outbuilding	RESOLVED: No objection. Note that boundary drawing has been corrected. P) SC S) AF All Agreed									
	21/00037	Land to Rear Of 59 Victoria Road and Fronting Hope Road, Deal CT14 7AY	Erection of detached dwellinghouse (existing timber shed and patio to be demolished)	RESOLVED: Object as application will be detrimental to conservation area, have negative impact on local traffic movements, is an over development of site and concerns over access. P) ME S) AF All Agreed									
7	Tree applications received: <table><tr><th>REFERENCE</th><th>ADDRESS</th><th>PROPOSAL</th><th>DECISION</th></tr><tr><td>21/00071</td><td>5 Tormore Mews, Deal, CT14 9SX</td><td>T2. Holm Oak - crown reduce by two metres T2. Holm Oak - crown reduce by two metres</td><td>RESOLVED: No objection. P) AF S) ME All Agreed</td></tr></table>				REFERENCE	ADDRESS	PROPOSAL	DECISION	21/00071	5 Tormore Mews, Deal, CT14 9SX	T2. Holm Oak - crown reduce by two metres T2. Holm Oak - crown reduce by two metres	RESOLVED: No objection. P) AF S) ME All Agreed	Committee Clerk
REFERENCE	ADDRESS	PROPOSAL	DECISION										
21/00071	5 Tormore Mews, Deal, CT14 9SX	T2. Holm Oak - crown reduce by two metres T2. Holm Oak - crown reduce by two metres	RESOLVED: No objection. P) AF S) ME All Agreed										
8	DDC decisions: Members RESOLVED: To note the report. (P) AF (S) ME All Agreed.												
	The Chairman closed the meeting at 8.05pm												
	Date of next meeting: 1 March 2021												

**DEAL TOWN COUNCIL
MEMORANDUM**

ATTACH 3

To: Cllr C Turner, Chairman of the Planning Committee
All committee members
From: Mrs K Lawrence, Committee Clerk
Date: 22 February 2021
Subject: Dover District Local Plan

The Town Clerk has submitted the following to the Town Council's statutory committees:

As previously advised to all Cllrs via email, the draft Dover District Local Plan is published for consultation from the 20 January to the 17 March 2021.

The purpose of the consultation is to ask for views on:

- *The key issues that the new Plan should address,*
- *A draft vision for Dover District in 2040 and the objectives needed to meet that vision,*
- *The options that have been considered to address the key issues and growth and development needs,*
- *The draft strategy for meeting growth and development needs over the next 20 years,*
- *The land identified which is expected to be needed to meet this strategy and draft policies for guiding that development, and*
- *Draft policies to address climate change, and for protecting and enhancing the natural, built and historic environment of the District.*

To assist with Deal Town Council's submission for this consultation, the statutory committees are requested to review the categories they consider are applicable to their committee and agree their committee recommendations to be included at an Extraordinary meeting of Full Council.

I have recommended to council that they hold an Extraordinary meeting of full council on 8 March, and if council agree to this then that is when the recommendation from the planning committee will be considered.

The categories and a guide for Deal Town Council committees are as indicated in the table overleaf for easy reference.

All documents for the Plan with the aspects split into categories can be found at www.doverdistrictlocalplan.co.uk

The PDF version of the complete plan can be found on this link [Dover District Draft Local Plan Regulation 18 Document \(doverdistrictlocalplan.co.uk\)](http://www.doverdistrictlocalplan.co.uk)

The Frequently Asked Question link is also very helpful: [Frequently Asked Questions \(doverdistrictlocalplan.co.uk\)](http://www.doverdistrictlocalplan.co.uk)

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

The categories/chapters that were suggested by the Town Clerk in agreement with the Chairman of the Planning committee for this Planning committee to start with are;

New Homes
Design
The Historic Environment

The Planning committee may also decide there are additional chapters they would like to comment on as well.

All documents for the Plan with the aspects split into categories/chapters can be found at www.doverdistrictlocalplan.co.uk

Dover District Council advise that their vision is;

Dover District in 2040 will be a place of aspiration, providing outstanding opportunities for sustainable living. Through careful stewardship of its world class landscapes and wealth of historic sites, it will be a destination of choice for people of all ages to make their home, for businesses to invest in and for visitors to explore and experience. Community spirit will be strong amongst the residents of the district, with an increased sense of health and wellbeing.

New Homes

In accordance with national policy, the Plan must seek to meet the District's identified housing need based upon the government approved calculation methodology. This work concluded that the new Plan needs to deliver 11,920 new homes across the plan period (596 a year). The preferred option for housing growth is to meet this need in full.

The Local Plan proposes that this housing requirement is met through existing planning permissions, suitable windfall sites and site allocations.

Full details can be found at the following website: - www.doverdistrictlocalplan.co.uk/the-local-plan/new-homes

There are 16 policies in total, however, members are encouraged to look at the following policies in detail: -

Strategic Policy 2: Housing Growth

Strategic Policy 3: Residential Windfall Development

Strategic Housing Allocations

Site Allocations Policy 1: Non Strategic Housing Allocations

DM Policy 11: Type and Mix of Housing

DM Policy 12: Affordable Housing

DM Policy 13: Rural Local Needs Housing

DM Policy 15: Self Build and Custom House Building

DM Policy 16: Residential Extensions and Annexes

Design

Delivering development that achieves design excellence, that is of the right type, and in the right location, and that adds to the District's existing high quality, natural and built environments is a key priority for the Council.

Full details can be found at the following website: -

www.doverdistrictlocalplan.co.uk/the-local-plan/design

Members are encouraged to look at all 3 of the following policies: -

Strategic Policy 15: Place Making

DM Policy 36: Achieving High Quality Design

DM Policy 37: Quality of Residential Accommodation

The Historic Environment

Dover District benefits from a particularly significant archaeological and historical heritage, in part due to its strategic location as a gateway to Britain. This wealth of heritage assets includes those of national and international importance, such as the Roman lighthouse and Norman Castle at Dover, the medieval town of Sandwich, the Tudor castles at Deal and Walmer and the defensive, anti-invasion structures from the Napoleonic and World War periods above Dover at Western Heights and Fort Burgoyne and along the coastline. Inland, the district is rich in historic villages of agricultural origins, many with flint and brick churches dating from the Anglo Saxon and Norman periods, while the surviving buildings of the East Kent coalfields and the planned settlements built to serve them largely between 1920s and the 1950s, still survive in northern and western areas of the district.

The district is home to almost 2,000 listed buildings, 48 Scheduled Ancient Monuments, 57 Conservation Areas, 21 historic parks and gardens, one protected wreck site and 12 museums.

The current development plan for the District includes only one historic environment policy and a strategic site policy for Dover Western Heights. Such an approach is at odds with current government advice which requires that local planning authorities set out in their Local Plans a positive strategy for the conservation and enjoyment of the historic environment, including heritage that is most at risk through neglect, decay or other threats.

Full details can be found at the following website: -

www.doverdistrictlocalplan.co.uk/the-local-plan/the-historic-environment

There are 6 policies in total, however, members are encouraged to look at the following policies in detail: -

Strategic Policy 18: Protecting the District's Historic Environment

DM Policy 44: Designated and Non-designated Heritage Assets

DM Policy 45: Conservation Areas

DM Policy 48: Historic Parks and Gardens

The recommendations from the Planning committee must be submitted to the Town Clerk by **2 March**, to be included on the agenda for an Extraordinary meeting of Full Council.

A supporting document of suggestions/recommendations received from Committee members and DTC Councillors to follow shortly.

Subject to Council agreement at the Full Council meeting on 23 February the Extraordinary meeting of Full Council will be called in early March to agree the final recommendation to be submitted from Deal Town Council to this consultation.

Decision required: Committee to decide and agree a recommendation for Full Council to be considered for Deal Town Council's submission to the Dover District Local Plan consultation

DEAL TOWN COUNCIL – PLANNING APPLICATIONS

ATTACH 4

1 March 2021

	REFERENCE	WARD	ADDRESS	PROPOSAL	DECISION
1	21/00160	ND	6 Coppin Street, Deal, CT14 6JL	Replacement front and rear doors, making good and repainting front and rear elevations, insertion of 2no. rooflights and replace lower basement window (existing rear lean-to and to be demolished)	
2	21/00161	ND	6 Coppin Street, Deal, CT14 6JL	Basement: Overlay floor with levelling screed. Remove security screen from lightwell. Ground Floor: Remove fire insert in kitchen form recessed opening to insert range. Insert new floor finish to kitchen. First Floor: Convert existing rear room into bathroom. Insert new floor finish to living room & Bathroom. Second Floor: Convert existing rear bathroom into bedroom. Remove existing ceiling and vault roof space. Insert new floor finishes. External alterations: Remove rear single storey lean too addition. Replace rear exit door. Replace pipework. Replace front elevation basement casement window. Insert 2no rooflights	
3	21/00226	ND	2 Golden Street, Deal, CT14 6JU,	Basement: Existing basement steps replaced. Insert shelves on brick piers. Insulation between joists and new ceiling. Ground floor: Replace wall linings. Alter front fireplace opening. Insert panelling. Replacement rear French doors in enlarged opening. Rear dining room fire surround replaced. Replace floor to Kitchen & Utility. Alter rear kitchen fireplace opening. Remove kitchen ceiling and vault roof. Utility room alter partition layout. First Floor: Replace wall linings. Insert panelling. Bathroom / study partition altered. Second floor: Insert panelling. Remove bathroom ceiling introduce insulation and plaster between rafters. External alterations: Replace front dormer. Repoint front elevation. Reinstall boot scraper. Re paint front & rear windows. Re paint rear weatherboarding	
4	21/00019	ND	40 Duke Street, Deal, CT14 6DT	Installation of replacement windows, erection of a dormer and insertion of velux	
5	20/01493	ND	83 Beach Street, Deal, CT14 6JB	Change of use to a single residential dwelling (Use Class C3(a))	
6	20/00129	ND	195 Beach Street, Deal, CT14 6LZ	Conversion and alterations to existing single storey lean-to extension to include wall extension, replacement roof, window and rooflight, insertion of 2no. light wells windows to basement front and side elevations, replacement front door, raised decking to rear (existing rear steps to be removed)	

7	21/00130	ND	195 Beach Street, Deal, CT14 6LZ,	Basement :Insert 2no new light wells and windows. Insert partitions to form 2no ensuite bedrooms. Insert tanking system. Ground floor: Open fireplace to living room. Insert new staircase to basement. Insert partitions to form shower room. Form structural opening to create enlarged kitchen/dining room. External alterations: Alterations to side single storey side addition forming front parapet. Inserting side elevation rooflight to mono pitched roof and replacement 1no front elevation window. Replacement front door. Formation of basement windows.	
8	20/01454	ND	7 Deal Castle Road, Deal, CT14 7BB	Replacement roof tiles and repairs to dormer windows, new roof with 4no. rooflights to single storey rear extension, widening of rear steps, replacement railings, raised ground levels in rear garden, installation of soil pipe, alterations/replacement to doors and windows to house (retrospective)	
9	21/00154	ND	35 Blenheim Road, Deal, CT14 7DB,	Erection of a single storey rear and side extension (existing rear extension to be demolished)	
10	21/00080	ND	6 Graylen Close, Deal, CT14 6GR	Erection of a front single storey extension	
11	21/00040	ND	19 Harold Road, Deal, CT14 6QH	Erection of single storey rear extension and erection of a garage, construction of pitched roof over existing front porch and replacement of first floor rear windows and insert roof lights (existing garage to be demolished)	
12	21/00109	MH	4 Fairview Gardens, Deal, CT14 9QX	Erection of single storey rear extension with rooflight and flue pipe (existing conservatory to be demolished)	
13	21/00114	MH	5 Fairview Gardens, Deal, CT14 9QX	Erection of a single storey rear extension with rooflight	
14	21/00143	MH	Telegraph Cottage, 1A Telegraph Road, Deal, CT14 9DE	Erection of a single storey side extension	
15	21/00176	MH	265 Telegraph Road, Deal, CT14 9EJ	Erection of a single storey side extension and detached garage/workshop (existing side extension and garage to be demolished)	
16	21/00185	MH	269 Telegraph Road, Deal, CT14 9EJ	Erection of two storey side and rear extensions, single storey rear extension with rooflight, front porch and erection of a detached garage (existing garage to be demolished)	

DEAL TOWN COUNCIL

TREE ORDERS – 1 March 2021

REFERENCE	ADDRESS	PROPOSAL	DECISION
21/00137	71 Patterson Close, Deal, CT14 9NA,	T1 - Sycamore tree - crown reduce by three metres	

Deal Town Council
Dover District Council Decisions
March 2021

ATTACH 6

App No	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
20/01323	52 - 58 Freemens Way, Deal, CT14 9DH	Installation of replacement windows	Granted	No objection
20/01307	18 Clanwilliam Road, Deal, CT14 7BX	Erection of three storey rear extension	Granted	No objection
20/01309	Deal House, 10 Prince of Wales Terrace, Deal, CT14 7BU	Variation of Condition 1 (approved plans) planning approval 20/00262, to allow changes to approved drawings, for the variation in windows to rear mansard roof: relocate dormer and velux window, and additional velux window to the upper part of roof(application under Section 73)	Granted	No objection
20/01264	164 Middle Street, Deal, CT14 6LW	Replace decayed timber in ground floor, replace existing lean-to roof, install extract fans and cast iron heritage grilles.	Granted	No objection
20/01345	Victoria Hospital, London Road, Deal, CT14 9UA	Installation of 4no. condenser units, an access ramp and the replacement of fire exit door	Granted	No objection
20/01505	The Old Cottage, 1A George Alley, Deal, CT14 6EJ	Installation of uPVC windows and door	Granted	No objection
20/01510	44 Foster Way, Deal, CT14 9QP	Erection of roof extension to incorporate 3no. dormers, 2no. rooflights and weather-boarded added to front gable wall	Granted	No objection
20/01404	10 Toll Gate, Deal, CT14 9UZ	Erection of a single storey rear extension with 2no. rooflights and 3no. rooflights in existing roof slopes (existing conservatory to be demolished)	Granted	No objection. Preferred materials for roof would be aluminium rather than uPVC as more sustainable. A more sustainable alternative to fibre glass would also be welcome.
20/01295	35 Links Road, Deal, CT14 6QF	Conversion of garage to habitable accommodation, access ramp to front elevation and alterations to rear windows and door	Granted	No objection

20/00694	The Farrier Freehouse, 90 Manor Road, Deal, CT14 9DB	Erection of a single storey rear extension incorporating disabled toilet and construction of patio area	Granted	No objection
20/00695	The Farrier Freehouse, 90 Manor Road, Deal, CT14 9DB	Erection of a single storey rear extension incorporating disabled toilet	Granted	No objection
20/01475	Site At 7A, Hayward Close, Deal, CT14 9PJ	Erection of a detached dwelling and garage	Granted	Unable to determine recommendation as misleading information and lack of content in application
20/01306	14A Coppin Street, Deal, CT14 6JL	Replacement front door, remove existing render and render and paint both ground and first floor front elevation, 2no. window box frames, replacement rainwater goods, batten and felt roof and replace existing roof tiles	Granted	No objection