

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 Tuesday 4 May 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 30 April 2021 by the Communications Officer Joanne Harper via the contact details above.

To listen to this meeting please contact the Communications Officer Joanne Harper, via the contact details above before 12 noon on Tuesday 4 May 2021.



Kelly Lawrence
Committee Clerk
Date: 27/04/2021

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 4 April 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	Proposed On-street Electric Vehicle Charging Bays: Decisions required	Attach 3
6	Street Furniture Consent: Aspendos, Quarter Deck 41-45 Bench Street: Decision required	Attach 4
7	Removal of BT Telephone Kiosk: Decision required	Attach 5
8	Planning applications received: Decisions required	Attach 6
9	Tree application received: Decision required	Attach 7
10	DDC decisions: For information purposes	Attach 8
	Date of next meeting: 5 July 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 Tuesday 6 April 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: One member of the public

1	Chairman's opening remarks and apologies for absence: The Chairman welcomed everyone to the April remote meeting and advised of the procedures.			Action
2	Declarations of interest: The following members declared a VAOI on item 6: - Cllr A Friend for No.1: Ref 21/00402 as the applicant he known to him, Cllr S Carlyle on Nos. 13 & 14 as applicant is known to her, Cllr C Turner on Nos. 7 & 8 as he knows the sole objector and Mrs Fogarty on No. 20 as the applicant is a neighbour.			
3	Minutes of the previous meeting held on 1 March 2021: Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 1 March 2021 as a true and accurate record. (P) AF (S) ME Agreed. Cllr A Stroud 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: 3 statements were received and read out from members of the public relating to planning application 21/00287, 59 The Marina.			Committee Clerk
5	Correspondence received: Environment Agency response regarding Small Scale Planning Applications: Members RESOLVED: To note the response received from the Environment Agency and to take note of advice given on any similar future applications. (P) ME (S) AF All Agreed.			
6	Planning applications received:			Committee Clerk
	REFERENCE	ADDRESS	PROPOSAL	DECISION
	21/00402	Land South West of Sandwich Road Sholden Kent	Outline application for the erection of up to 117 dwellings with associated parking and means of access (all matters reserved except for access)	RESOLVED: Object as will have a negative impact on local highway infrastructure and will limit the width on the Sandwich Road, concerns over the affordability and types of houses being built, lack of environment friendly homes and materials being used, e.g. carbon neutral homes, solar panels or wind turbines, scale of development is too large. This development is not

			part of the land allocations in the 2006-2026 Local Plan or the current draft DDC Local Plan 2020-2040. P) SC S) ME Agreed. Cllr A Friend abstained from voting.	
21/00429	16 St Augustines Road, Deal, CT14 9NZ	Erection of a single storey side extension (existing outbuilding to be demolished)	RESOLVED: No objection. P) AF S) ME All Agreed.	
21/00415	43 St Leonards Road, Deal, CT14 9AU	Erection of single storey rear extension and detached outbuilding with exercise pool	RESOLVED: No objection. P) CT S) AF All Agreed.	
21/00247	30 Grange Road, Deal, CT14 9TS	Erection of single storey side and rear extensions with 5no. rooflights	RESOLVED: No objection, however, triple glazed windows would be preferred option. P) AF S) AS All Agreed.	
21/00275	301 London Road, Deal, CT14 9PP	Change of use of part ground floor retail (Class E) to be incorporated into existing single maisonette (Class C3). Part retail in ground floor retained within 'gallery' space.	Cllr S Carlyle declared a VAOI as applicant was previous neighbour. RESOLVED: No objection. P) AF S) CT Agreed Cllr S Carlyle abstained from voting.	
21/00436	68 Middle Deal Road, Deal, CT14 9RQ	Erection of a single storey attached garage	RESOLVED: No objection. P) AF S) ME All Agreed.	
21/00330	9 Beechwood Avenue, Deal, CT14 9TD	Erection of a two storey rear extension and front porch (existing rear extension to be demolished)	RESOLVED: Object as will be a loss of green space and is an over intensification of development. P) SC S) ME Agreed. Cllr C Turner abstained from voting.	
21/00331	11 Beechwood Avenue, Deal, CT14 9TD	Erection of a two storey rear extension with Juliette balcony and front porch (existing rear extension to be demolished)	RESOLVED: Object as will be a loss of green space and is an over intensification of development. P) SC S) ME Agreed. Cllr C Turner abstained from voting.	

21/00315	Minters Industrial Estate, Southwall Road, Deal	Erection of a single storey side extension and installation of new entrance door (existing outbuildings to be demolished)	RESOLVED: No objection. P) SC S) ME All Agreed.
20/01245	Site South Of, Marlborough Road, Deal, Kent	Outline application for the erection of up to 9no. dwellings (with all matters reserved)	Application was already refused by DDC prior to tonight's meeting. Members RESOLVED: Chairman in liaison with Committee Clerk to write to DDC to support DDC's decision to refuse application. P) ME S) SC All Agreed.
21/00269	57 Forelands Square, Deal, CT14 9DT	Erection of a single storey rear extension	RESOLVED: No objection. P) AF S) ME All Agreed.
21/00291	1 Patterson Close, Deal, CT14 9LZ	Erection of 2no. single storey side extensions with 3no. rooflights, front porch and cladding to front elevation (existing garage and front porch to be demolished)	RESOLVED: No objection. P) AF S) ME All Agreed.
21/00350	15 Coppin Street, Deal, CT14 6JL	Erection of a single storey rear extension	RESOLVED: No objection. P) ME S) AF Agreed Cllr S Carlyle abstained from voting.
21/00351	15 Coppin Street, Deal, CT14 6JL	Rear single storey kitchen/dining extension	RESOLVED: No objection. P) ME S) AF Agreed Cllr S Carlyle abstained from voting.
21/00133	7 Griffin Street, Deal, CT14 6LH	Replacement light well, metal grate with toughened glass and toughened glass up stand	RESOLVED: No objection. P) SC S) ME All Agreed.
21/00366	Ling House, 97 Beach Street, Deal, CT14 6JE	Replacement UPVC windows to rear elevation, replacement double glazed glass to front elevation windows, insertions of larger rooflight to front elevations, replacement of existing rooflight to rear, alterations to windows and doors, re-render all elevations	RESOLVED: No objection and commend the use of conservation style UPVC. P) SC S) ME All Agreed.
21/00400	173-175 Beach Street, Deal, CT14 6LE	Internal works to include: insertion of partition walls to ground & 1st floor; levelling part	RESOLVED: No objection. P) AF S) SC All Agreed.

			ground floor; removal of folding doors to form open-plan ground floor space; enlarge existing opening erection new internal balcony at 1st floor. External works to incl.: raising height of roof to existing single storey addition; enlargement of existing openings & insertion of double doors; replacement of ground floor window to door.		
	21/00233	The Fishermans Cottage, South Court, Deal, CT14 7AN	Erection of a first floor extension, terrace with glass balustrade	RESOLVED: Object, application is inappropriate within a conservation area. P) SC S) AF All Agreed.	
	21/00414	132 High Street, Deal, CT14 6BE	Erection of a detached building for mixed use ancillary to flat and craft studio business	RESOLVED: No objection. P) AF S) SC All Agreed.	
	21/00287	59 The Marina, Deal, CT14 6NP	Erection of a single storey pool house to rear, construction of a raised roof with 5no. rooflights, 3no. dormer windows with Juliette balconies to southern building, 11 no. flats to be reduced to 3no. flats and 1no. holiday let, raised decking areas, electronic gates, 1.8m high wall to south elevation, retaining wall to front elevation, creation of an additional vehicular access with associated parking, alterations to doors and windows	RESOLVED: Strongly object to this application on the following grounds: - Loss of housing, lack of information on materials being used, street scene image is unclear, will cause significant increase of public visitors as a holiday let, increased noise issues, the sun trajectory description is incorrect meaning there will be over shadowing and over looking, parking related issues as will cause tandem parking. P) SC S) AF All Agreed.	
7	Tree applications received:				Committee Clerk
	REFERENCE	ADDRESS	PROPOSAL	DECISION	
	21/00270	14 St James Close, Deal, CT14 9FG	T1 English Oak - reduce in height by four metres and reduce lateral spread by three metres. T2 Sycamore - reduce in height by three metres and reduce lateral spread by two metres	RESOLVED: No objection. P) AF S) ME All Agreed	
8	DDC decisions: Members RESOLVED: To note the report. (P) SC (S) AF All Agreed.				
	The Chairman closed the meeting at 8.55pm				
	Date of next meeting: 4 May 2021				

DEAL TOWN COUNCIL
MEMORANDUM

To: Cllr C Turner, Chairman of the Planning Committee
All committee members
From: Mrs K Lawrence, Committee Clerk
Date: 27 April 2021
Subject: Proposed On-street Electric Vehicle Charging Bays

Deal Town Council has received the following correspondence from DDC: -

Proposed On-street Electric Vehicle Charging Bays (Parking Traffic Regulation Order)

DDC is proposing to install some electric charging points and parking bays (on-street) at the 2 locations listed below:

- Victoria Road, Deal
- High Street, Deal

These charging posts will complement others being installed in our car parks.

See over for images.

*If you wish to comment or object to any of the above listed on-street proposals can you please reply to the Transport and Parking Services Manager, Council Offices, Honeywood Close, White Cliffs Business Park, Dover CT16 3PJ or reply by email to parking-onstreet-consultation@dover.gov.uk, to be received **by 12 noon on Monday 10th May 2021.***

Thank you and regards,

Decision required:

Members to decide how they wish to respond to this Order.

Single 3.7kW Electric Vehicle Charging Post



Dual 3.7kW Electric Vehicle
Charging Posts



**DEAL TOWN COUNCIL
MEMORANDUM**

ATTACH 4

To: Cllr C Turner, Chairman of Deal Town Council Planning Committee,
Committee members
From: Kelly Lawrence, Committee Clerk
Date: 26 April 2021
Subject: **Aspendos, Quarter Deck 41-45 Bench Street, Deal, CT14 6HY**

Dover District Council has advised Deal Town Council of the following application:

STREET FURNITURE CONSENT

Aspendos, Quarter Deck 41-45 Bench Street, Deal, CT14 6HY

Dover District Council in pursuance of the provisions of the highways act 1980, section 115 hereby gives notice that an application to place tables & chairs on the highway at the location detailed below has been received.

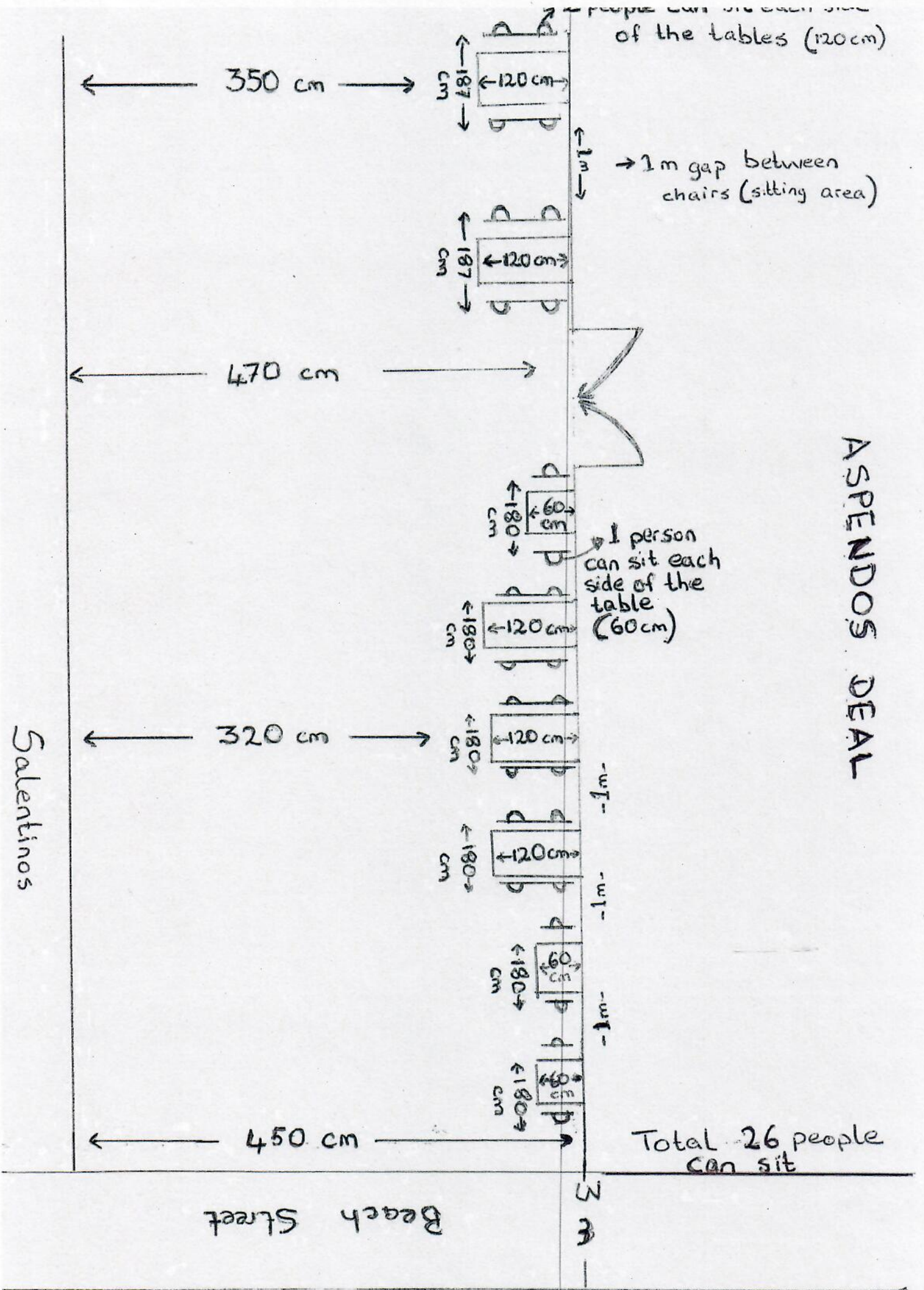
Furniture: 5 Benches with up to 4 covers per table
3 Benches with up to 2 covers
Timings: 11:00 to 23:00
Location: Aspendos, Quarter Deck 41-45 Bench Street, Deal, CT14 6HY

See over for further details

Decision required:

Members to consider how they wish to respond to this application.

ASPENDOS DEAL



DEAL TOWN COUNCIL
MEMORANDUM

To: Cllr C Turner, Chairman of the Planning Committee
All committee members
From: Mrs K Lawrence, Committee Clerk
Date: 24 April 2021
Subject: Removal of BT Telephone Kiosk

Consultation on Removal of BT Telephone Kiosks

Deal Town Council has received the following correspondence from DDC: -

Good afternoon,

We have recently been asked to consult on the below Kiosk that BT propose to remove which has approximately 7 calls per Month on average.

- ***Junction Sandown Road, Godwyn Road, Deal***

For further information please visit the following link to the Dover District Council Website to review the guidance and make comments on the proposed removal of the Telephone Kiosks.

<https://www.dover.gov.uk/Planning/Removal-of-BT-Telephone-Kiosks.aspx>

If you have any questions, please don't hesitate to contact us.

Kind Regards

Local Plans Team

Decision required:

Members to decide how they wish to respond to this proposal.

DEAL TOWN COUNCIL – PLANNING APPLICATIONS

ATTACH 6

4 May 2021

REFERENCE	WARD	ADDRESS	PROPOSAL	DECISION
1	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) (amended details)	
2	MH	46 Douglas Road, Deal, CT14 9HT	Erection of a single storey rear extension with 3no. rooflights	
3	MH	1 Good Hope, Glack Road, Deal, CT14 9NE	Erection of a detached dwelling with associated parking (existing garage to be demolished)	
4	MH	Homedale, Ellens Road, Deal, CT14 9JJ	Variation of Condition 2 (approved plans) to allow changes to the roof of planning permission DOV/20/00804 (application under Section 73)	
5	MH	1 The Conifers, Deal, CT14 9FZ	Erection of a 3m high fence to rear and side boundary	
6	MH	439 St Richards Road, Deal, CT14 9LH	Erection of a rear extension, rear dormer window, 2 no. front rooflights to facilitate a loft conversion, and replacement windows and doors (existing rear extension to be demolished)	
7	ND	Astor Theatre, Stanhope Road, Deal, CT14 6AB	Removal and rebuild of chimney stack	
8	ND	47 Princes Street, Deal CT14 6DQ	Removal of existing rear chimney, replacement front door, repainting of elevations and windows	
9	ND	95 Beach Street, Deal, CT14 6JE	Change of use of ground floor retail unit to self-contained flat (Use Class C3(a))	
10	ND	7 Friends Close, Deal, CT14 6FD	Relocation of parking spaces from rear garden to front garden and extension of domestic curtilage (retrospective)	
11	ND	Melbourne, 7 Farrier Street, Deal, CT14 6JP	Erection of single storey side extension and internal alterations (existing extension and detached utility room)	

12	21/00570	ND	Melbourne, 7 Farrier Street, Deal, CT14 6JP	Single storey rear extension. (existing rear addition and utility/ WC outbuilding demolished). Alter rear east elevation pipework. Replace rear windows incorporating glazed door. Insert basement window to north east elevation. Internal works include: lower ground floor- Insert partitions to form WC/ Utility room. Replace spiral staircase. Insert glazed screen and door access between kitchen & stairway. Removal of rear doors and wall to create enlarged opening to access extension.	
13	21/00448	ND	Vargas House, 9 Farrier Street, Deal, CT14 6JR	Replacement of existing conservatory	
14	21/00449	ND	Vargas House, 9 Farrier Street, Deal, CT14 6JR	Erection of a rear conservatory (existing conservatory to be demolished)	
15	21/00558	ND	13 Blenheim Road, Deal, CT14 7AJ,	Replacement windows, doors and glass roof to existing rear extension and existing brick wall to be extended (existing side door to be removed)	
16	21/00559	ND	13 Blenheim Road, Deal, CT14 7AJ,	Replacement windows, doors and glass roof to existing single storey rear addition, including new areas of brickwork to elevations.	
17	21/00445	ND	Contraband Cottage, 64 Middle Street, Deal, CT14 6HP	Replacement windows/door and repainting of the exterior walls to the front elevation	
18	21/00587	ND	112 Sandown Road, Deal, CT14 6NX	Variation of Condition 2 (approved plans), 4 (fixed louvre/balcony screens), 6 (landscaping) and 8(bicycle storage) to allow design changes of planning permission DOV/20/00271 (application under Section 73)	
19	21/00560	MD	Grange House, 15 Grange Road, Deal, CT14 9TS	Erection of a single storey rear extension with 2no. roof lanterns	
20	21/00573	MD	Muskoka, Manor Avenue, Deal, CT14 9PN	Erection of a 2 storey side extension, single storey rear extension with roof lantern, replacement windows and re-tile main roof (existing garage and side extension to be demolished)	

DEAL TOWN COUNCIL

TREE ORDERS – 4 May 2021

REFERENCE	ADDRESS	PROPOSAL	DECISION
21/00575	7 Addelam Close, Deal, CT14 9LT	Holm Oak (T1) - crown raise by two metres on the south west side away from building Holm Oak (T2) - crown raise by two metres	

Deal Town Council
Dover District Council Decisions
May 2021

ATTACH 8

App No	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
21/00247	30 Grange Road Deal, CT14 9TS	Erection of single storey side and rear extensions with 5no. rooflights	Granted	No objection, however, triple glazed windows would be preferred option.
21/00275	301 London Road Deal, CT14 9PP	Change of use of part ground floor retail (Class E) to be incorporated into existing single maisonette (Class C3). Part retail in ground floor retained within 'gallery' space.	Granted	No objection
20/00556	57 Beach Street Deal, CT14 6HY	Installation of a new shopfront	Granted	No objection
21/00114	5 Fairview Gardens Deal, CT14 9QX	Erection of a single storey rear extension with rooflight	Granted	No objection
21/00109	4 Fairview Gardens Deal, CT14 9QX	Erection of single storey rear extension with rooflight and flue pipe (existing conservatory to be demolished)	Granted	No objection
21/00143	Telegraph Cottage 1A Telegraph Road Deal, CT14 9DE	Erection of a single storey side extension	Granted	Object, will cause over shadowing to neighbouring property and is an over development of site.
20/01245	Site South Of Marlborough Road Deal Kent	Outline application for the erection of up to 9no. dwellings (with all matters reserved)	Refused: The reasoning underlying such refusal is as follows: - 1 The application site is designated as Protected Open Space on the Proposals Map. The site also qualifies as open space as defined at Annex 2 of the NPPF. There is an identified deficiency of open space in the locality. By virtue of the area of the application site, it is considered that the site has the potential to contribute to the making good of the deficiency and contributing towards the needs of the Community. The proposed development would fail to provide Open	Object over lack of detail in application regarding the following issues: - What materials are being used? Car parking, electric car charging points, cycle parking and that the area is a protected open space.

21/00137	71 Patterson Close Deal, CT14 9NA	T1 - Sycamore tree – crown reduce by three metres	Space with an equivalent or better provision in terms of quantity and quality, which would be detrimental to the amenity of the area. Therefore, the proposal would be contrary to policy DM25 (ii) and (iii), DM27 of the Core Strategy and paragraph 97 of the NPPF. 2 By virtue of the location of the site, topography of the wider area, the proposal would be prominent and visible in wider views from the southwest. The site acts as a buffer and provides a soft transition between the hard-built urban area and the open countryside. Therefore, the proposal would harm the character and appearance of the wider landscape and would be contrary to policies DM15, DM16, DM25 (vi) of the Core Strategy and paragraph 170 of the NPPF.	Granted	No objection
20/01454	7 Deal Castle Road Deal, CT14 7BB	Replacement roof tiles and repairs to dormer windows, new roof with 4no. rooflights to single storey rear extension, widening of rear steps, replacement railings, raised ground levels in rear garden, installation of soil pipe, alterations/replacement to doors and windows to house (retrospective)	Granted	Granted	No objection
21/00269	57 Forelands Square Deal, CT14 9DT	Erection of a single storey rear extension	Granted	Granted	No objection
21/00291	1 Patterson Close Deal, CT14 9LZ	Erection of 2no. single storey side extensions with 3no. rooflights, front porch and cladding to front elevation (existing garage and front porch to be demolished)	Granted	Granted	
20/01533	48 The Marina Deal CT14 6NP	Erection of an annexe and garage for ancillary use (existing garage and lean-to to be demolished)	Granted	Granted	No objection