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

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**To all Committee Members:** You are hereby summoned to attend a meeting of the Planning Committee at Deal Town Hall on **Tuesday 14<sup>th</sup> September 2021** at 7.15pm to transact the business shown on the agenda below.

**To the press and public:** There is limited public seating for this meeting, to reserve a seat, please email [deal.town.council@deal.gov.uk](mailto:deal.town.council@deal.gov.uk) or call 07887491569 by 10.00am on Monday 13<sup>th</sup> September. Any member of the public may submit a written statement of no more than 500 words relating to any item on this agenda. These must be received by 10.00am on Monday 13<sup>th</sup> September, please email [deal.town.council@deal.gov.uk](mailto:deal.town.council@deal.gov.uk) or post to the above address.

**Paul Bone – Deputy Town Clerk**

Date: 08.09.21

### AGENDA

1	<b>Chairman's opening remarks and apologies for absence:</b>	
2	<b>Declarations of interest:</b> To receive any declarations of interest from Members in respect of business to be transacted on the agenda.	<b>Attach 1</b>
3	<b>The minutes of the planning committee meeting held on 9 August 2021 for approval and signing:</b> Decision required	<b>Attach 2</b>
4	<b>Statements received from members of the public on items relating to the agenda to be read out by the Committee Clerk (maximum 15 minutes):</b> For councillor information	
5	<b>Planning applications received:</b> Decisions required	<b>Attach 3</b>
6	<b>DDC decisions:</b> For information purposes	<b>Attach 4</b>
9	<b>Correspondence Received:</b> i) Responses from DDC, NALC, KALC and LGA to a request for information regarding Air B&B and back garden development: Decision required ii) Information from DDC regarding the treatment of DDC consultee views on planning applications: Information to note.	<b>Attach 5</b>  <b>Attach 6</b>
10	<b>Planning application consultation period and supporting photographs:</b> Information to note.	<b>Attach 7</b>
11	<b>Proposed Cottington development and implications for the District Plan:</b> Decision required	<b>Attach 8</b>
	<b>Date of next meeting:</b> 4 October 2021	
	Filming and audio recording of Town Council meetings, by representatives of the media and also by members of the public using small media tools, is permitted. Please refer to the council's protocol for recording of meetings for guidance, available to download on <a href="http://www.deal.gov.uk">www.deal.gov.uk</a> or on request. <b>Committee Members:</b> Cllr S Carlyle, Cllr A Stroud, Cllr C Turner, Cllr M Eddy, Cllr T Grist Mr R Green, Mr C Hartley and Mrs E Fogarty	



**Disclosable Pecuniary Interest (DPI)**

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

**Other Significant Interest (OSI)**

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

**Voluntary Announcement of Other Interests (VAOI)**

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

**Note to the Code:**

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



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

The minutes of the Planning committee meeting held on 9 August 2021

**Present:**

Cllr S Carlyle (Chairman)  
Cllr C Turner  
Cllr T Grist  
Mrs E Fogarty  
Mr C Hartley  
Mr R Green

**Officers:**

Mrs L Crow (Town Clerk)  
Mr P Bone (Deputy Town Clerk)

**Others:** 1 member of the public

						ACTION
1	<b>Chairman's opening remarks and apologies for absence:</b> The Chairman read out the fire instructions and welcomed all to the meeting.					
2	<b>Declarations of interest:</b> Cllr Turner and Cllr Grist declared VAOIs for agenda item 5 application 7 as one of the objectors to the application was a personal friend.					
3	<b>The minutes of the planning committee meeting held on 5 July 2021 for approval and signing:</b> Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 5 July 2021 as a true and accurate record. (P) CT (S) TG All agreed. The Chairman signed the minutes					
4	<b>Statements received from members of the public on items relating to the agenda to be read out by the Committee Clerk (maximum 15 minutes):</b> The Clerk circulated 3 statements received from member of the public to the committee. Members agreed to consider them at agenda item 5 when on the applications they referred to.					
5	<b>Planning applications received:</b>					Deputy Town Clerk
	<b>REFERENCE</b>	<b>W</b>	<b>ADDRESS</b>	<b>PROPOSAL</b>	<b>DECISION</b>	
	21/01074	ND	155 Sandown Road Deal CT14 6NX	Erection of 2 dwellings with associated parking, bin and cycle storage and solar panels (existing 4no. garages to be demolished)	RESOLVED: Object There are inaccuracies in the application, overdevelopment of site, out of character, loss of parking and amenities, insufficient access for emergency vehicles. (P) CT (S) TG All Agreed	
	21/01116	MD	Land On The West Side Of Albert Road Deal CT14 9RB	Variation of condition 1 of reserved matters application 18/00892 to allow for redesign of retail and residential block (approved units	RESOLVED: Object There is insufficient infrastructure to sustain development growth. Concern at flood risk and overdevelopment. (P) CT (S) TG All Agreed	



			1-8) to a create a block of 25no. apartments; amendment of 5no. blocks totalling 42no. apartments at west of site (approved units 96-99, 104-114, 115-125, 126-133 and 134-141) to create 22no. houses and 370sqm retail unit with three flats above; realignment of terrace of 2no. houses and 2no. apartments (approved units 92-95) to create terrace of 4no. houses; and substitution of house types for 12no. houses (approved units 84-91 and 100-103)	
21/01106	ND	8 Langton Close Deal CT14 6UL	Erection of a single storey rear extension	RESOLVED: No objections (P) CT (S) TG All Agreed
21/01049	ND	29 Western Road Deal CT14 6RX	Erection of single storey side/rear and two storey rear extensions (existing shed to be demolished)	RESOLVED: Object There is no direct route to the 3 <sup>rd</sup> bedroom. Overdevelopment of site. Impact of development on neighbouring properties (P) SC (S) CT All Agreed
21/01086	MH	Marlborough Road Industrial Estate, Unit 7 Marlborough Road Deal CT14 9LE	Change of use of land to store containers or touring/mobile caravans and erection of a 800mm security fence	RESOLVED: No objections (P) SC (S) CT All Agreed
21/01063	MH	105 Forelands Square Deal CT14 9DS	Erection of two and single rear extensions (existing outbuilding to be demolished)	RESOLVED: No objections (P) TG (S) CT All Agreed



21/01088	MD	Grove Villa 28 Mill Road Deal CT14 9AD	Erection of a three-storey building containing 14no. self-contained flats, 5no. two- storey townhouses and 5no. three-storey townhouses with associated landscaping, cycle storage, external lighting, alterations to existing vehicle access and car parking (existing care home to be demolished)	RESOLVED: Object Not in the District Plan as a designated site for development. Out of character. Infrastructure is insufficient, overbearing in height. There is no visitor parking, and no Air Quality Assessment has been supplied. (P) SC (S) CT All Agreed
21/01035	ND	59B The Marina Deal CT14 6NP	Conversion of 4no. flats to create 2no. attached dwellings to include erection of a second floor extension, alterations to windows/doors, balconies with balustrade to first and second floor east elevations, 2no. openings to front wall and associated parking	RESOLVED: Object Reduction in parking, lack of proper cycle and bin storage. Overdevelopment of site. Overlooking of neighbouring properties and not in keeping with area. (P) SC (S) CT All Agreed
21/01041	ND	39 Princes Street Deal CT14 6DQ	Erection of a single storey rear extension (section boundary wall and kitchen flank wall to be demolished)	RESOLVED: No objections (P) SC (S) CT All Agreed
21/00998	MD	159 Church Path Deal CT14 9UD	Erection of a single storey rear extension with 2no. rooflights, existing ground floor window to be replaced with door	RESOLVED: No objections (P) CT (S) SC All Agreed
21/00931	ND	19 Stanley Road Deal CT14 7BT	Re-pointing to front elevation, refurbishment of box sash window	RESOLVED: No objections The committee commend the use of wooden sills.



			frames and sills and replacement sash windows double-glazed units to front and rear elevations	(P) SC (S) CT All Agreed
21/01046	MD	21 Foster Way Deal CT14 9QP	Erection of single storey side extension and outbuilding	RESOLVED: No objections (P) CT (S) SC 2 for 1 abstention
21/01162	ND	93 Middle Street Deal CT14 6JN	Alterations and repairs to roof, roof structure and dormer, cement render to be replaced with lime mortar to parapets on both sides front and rear, addition of stone coping, removal of render and re-pointing of front chimney stack and demolition of rear chimney stack.	RESOLVED: No objections (P) SC (S) CT All Agreed
21/01163	ND	93 Middle Street Deal CT14 6JN	Alterations and repairs to roof, roof structure and dormer, cement render to be replaced with lime mortar to parapets on both sides front and rear, addition of stone coping, removal of render and re-pointing of front chimney stack and demolition of rear chimney stack.	RESOLVED: No objections (P) SC (S) CT All Agreed
21/01132	ND	Community Church Deal Stanley Road Deal CT14 7BT	Change of use and conversion into 2no. dwellings, alterations to windows, replace window with door to west elevation, insertion of 4no. rooflights, boundary wall with railings and automated gate,	RESOLVED: No objections (P) SC (S) CT All Agreed



			creation of parking and garden (existing toilet block to be demolished)	
21/01150	ND	173-175 Beach Street Deal CT14 6LE	Variation of Condition 2 (approved plans) of listed building consent DOV/21/00400 (Internal works to incl.: insertion of partition walls to ground & 1st floor; levelling part 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)	RESOLVED: No objections (P) SC (S) CT All Agreed
21/01113	ND	Land Rear Of 20-34 Western Road Deal CT14 6RX	Erection of 3no. detached dwellings with associated landscaping, bin and cycle storage, car parking and vehicular access (existing buildings and part boundary wall to be demolished)	RESOLVED: Object There is insufficient access for emergency vehicles. A need to preserve a right of way. Site lines will be compromised. Out of character for the area. Not in keeping. Does not fit with the Local Plan. There will be a danger to pedestrians. (P) SC (S) TG All Agreed
21/01182	ND	63 Beach Street Deal CT14 6HY	Replacement of single storey rear addition to incl. new internal opening; paint	RESOLVED: No objections (P) CT (S) TG All Agreed



				exterior; demolition of internal wall to ground floor & erection of new partition walls; insertion of 2no. rooflights.		
	21/01168	MD	Tides Leisure Centre Park Avenue Deal Kent CT14 9UU	Construction of an earth clay bund	RESOLVED: No objections (P) CT (S) SC All Agreed	
	21/01176	ND	26 College Road Deal CT14 6BP	Erection of single storey rear/side extensions, first floor extension, rear dormer window, rooflight to front roofslope, rear landscaping and driveway (existing rear extension and shed to be demolished)	RESOLVED: No objections (P) CT (S) SC All Agreed	
	21/01180	ND	168 High Street Deal CT14 6BQ	Replacement windows, front door and rooflight to front roof slope	RESOLVED: No objections (P) SC (S) TG All Agreed	
	21/01166	ND	72 And 73 The Marina Deal CT14 6NS	Erection of a second floor extension, alterations to existing windows and insertion, new external door, balustrade and privacy screening (existing second floor extension to no.72 to be demolished)	RESOLVED: No objections (P) CT (S) TG All Agreed	
6	<b>Tree application received:</b>					Deputy Town Clerk
	<b>REFERENCE</b>	<b>W</b>	<b>ADDRESS</b>	<b>PROPOSAL</b>	<b>DECISION</b>	
	21/01082	MH	16 Bowser Close Deal CT14 9NF	T1 - Sycamore - located at the foot of 16 Bowser Close and overhanging significantly 14 Fiveways Rise - to crown lift to 6m and to crown	RESOLVED: No objections (P) CT (S) SC All Agreed	



				reduce by 40% (5m) - both works due to overhanging nature and size of tree in close proximity to 14 Fiveways Rise.										
7	<b>Premises Licence application received:</b> <table><tr><th>REFERENCE</th><th>ADDRESS</th><th>PROPOSAL</th><th>DECISION</th></tr><tr><td>Premises licence</td><td>Deal Market Saturday Market bays 53-55 Union Road Car Park High Street Deal CT14 6EA</td><td>Grant of Premises Licence: Sale of Alcohol Saturday 08:00 to 18:00</td><td>RESOLVED: No objections (P) SC (S) CT All Agreed</td></tr></table>					REFERENCE	ADDRESS	PROPOSAL	DECISION	Premises licence	Deal Market Saturday Market bays 53-55 Union Road Car Park High Street Deal CT14 6EA	Grant of Premises Licence: Sale of Alcohol Saturday 08:00 to 18:00	RESOLVED: No objections (P) SC (S) CT All Agreed	Deputy Town Clerk
REFERENCE	ADDRESS	PROPOSAL	DECISION											
Premises licence	Deal Market Saturday Market bays 53-55 Union Road Car Park High Street Deal CT14 6EA	Grant of Premises Licence: Sale of Alcohol Saturday 08:00 to 18:00	RESOLVED: No objections (P) SC (S) CT All Agreed											
8	<b>DDC decisions:</b> Members noted the report  The Chairman closed the meeting at 9.02pm													



# DEAL TOWN COUNCIL – PLANNING APPLICATIONS

## ATTACH 3

14 September 2021

REFERENCE	WARD	ADDRESS	PROPOSAL	DECISION
1	MH	14-16 Rectory Road Deal CT14 9LU	Repair of timber lintel over 1st floor bay window	
2	ND	17 Godwyn Road Deal CT14 6QW	Erection of a detached dwelling, formation of vehicular access, associated parking, ramp, shared footpath ( existing shed, boundary wall and hedge to be demolished)	
3	ND	165 Middle Street Deal CT14 6LL	Enlargement of existing rear dormer, replacement of 3no. windows and door to rear elevation and replacement of existing roof tiles	
4	ND	165 Middle Street Deal CT14 6LL	Replacement of existing dormer to rear to serve new ensuite bathroom. Renewal of kent peg roof. Replacement rear windows & door. Internal alterations to incl: Replacement of floor boards; Removal of modern fireplace surround to Dining Room & installation of beam; increase existing ceiling height to upper ground flr landing & bathroom.	
5	MH	215 St Richards Road Deal CT14 9LF	Outline application for the erection of 10no. dwellings (with appearance reserved)	
6	ND	120 High Street Deal CT14 6BB	Repainting of elevations, windows, and door	
7	MH	36 Quern Road Deal CT14 9EQ	Erection of a two storey rear extension (existing conservatory to be demolished)	
8	ND	2 Golden Street Deal CT14 6JU	Insertion of 3no. conservation rooflights to the rear single storey extension. Paint front & rear windows and rear weatherboarding.	
9	MH	Whitebeam Ellens Road Deal CT14 9JJ	Erection of single storey rear and front porch extensions, detached annexe for ancillary use as gym, and erection of gates to vehicle access	
10	ND	The Old Coach House, The Courtyard Oyster Bar And Restaurant Sondes Road Deal CT14 7BW	Change of use to a holiday let and insertion of new entrance door	
11	ND	28 Union Road Deal CT14 6EA	Erection of a first floor rear extension and insertion of rooflight to existing first floor roofslope (existing conservatory to be demolished)	
12	ND	South Goodwins Court, Flat 4 60 The Marina Deal CT14 6NR	Replacement windows and doors to balcony	
13	ND	6 Graylen Close Deal CT14 6GR	Erection of single storey front extension	
14	ND	302 Middle Deal Road Deal CT14 9SN	Demolition of walls to ground and 2nd floor. Erection of walls to 2nd floor to form ensuite.	



**Deal Town Council**  
**Dover District Council Decisions**  
**July/August 2021**

**ATTACH 4**

App No	Location	Proposal	DDC's Development Control decision	Deal Town Council's Recommendation
21/00795	134 High Street Deal CT14 6BE	Installation of a freestanding high level link terrace with walk-on skylights over existing courtyard	Awaiting decision	Object: Overlooking and intensive development of site
21/00870	41A Dola Avenue Deal CT14 9QH	Erection of a rear dormer window and single storey attached annexe with 3no. rooflights for ancillary use (existing hedge to be removed)	Grant Planning Permission	Object: Overlooking, proximity to boundary, detrimental effect on neighbours amenities
21/00842	51-55 The Clarendon Hotel Beach Street Deal CT14 6HY	Part change of use from Hotel (use class C1) to Residential (use class C3)	Awaiting decision	Object: Not an appropriate location. Reduction of hotel capacity which is an issue as identified in the emerging District Local Plan. Loss of an amenity
21/00883	36 Rectory Road Deal CT14 9LY	Erection of a detached dwelling with associated parking and creation of 2no. parking spaces for 36 Rectory Road (existing garage to be demolished)	Awaiting decision	Object: Not in keeping with area, over intensification of site. Parking on site problematic, limited access for emergency service vehicles. Insufficient drainage.
21/00958	52 Middle Street Deal CT14 6HT	Display of 1no. awning advertisement	Grant Consent	Object: Inappropriate within conservation area given narrowness of street
21/00896	Land On The North East Side Of Middle Deal Road Deal Kent	Reserved matters application for the details of layout, scale, landscaping and appearance for the erection of 63 dwellings pursuant to outline planning permission DOV/17/01530MD	Awaiting decision	Object: On the grounds laid out by highways concerning access and design of the road system for all vehicles including emergency vehicles.
21/00810	28 Union Road Deal CT14 6EA	Erection of a first floor rear extension and insertion of rooflight to existing first floor roof slope (existing conservatory to be demolished)	Awaiting decision	No objection.
21/00948	6-10 High Street Deal CT14 7AE	Erection of security fencing to rear of building	Grant Planning Permission	No objection.
21/00830	59 The Marina Deal CT14 6NP	Conversion of 7no. flats into 4no. larger flats, external alterations to include larger structural openings, new glazing/doors and east-facing balconies (existing lean-to and chimney stack to be demolished)	Grant Planning Permission	No objection.
21/00848	6 Beaconsfield Road Deal CT14 7BY	Erection of a single story rear floor extension, alterations and replacement windows and doors, insertion of 2no. rooflights to existing roof (existing chimney and front porch door to be removed)	Awaiting decision	No objections: subject to conditions included for access with a construction management plan in place and opaque glazing needed on side window.
21/00976	Flat 4 43 The Marina Deal CT14 6NN	Erection of a rear dormer roof extension and creation of front balcony (existing dormer to be demolished)	Grant Planning Permission	No Objection.
97/00659	73 & 75 Albert Road And Land Adjoining	a) demolition of nos. 73 & 75 Albert Road; b) construction of replacement vehicular access to Hutchings Timber,	Awaiting decision	No Objection.



	And Including Hutchings Timber And 79 Albert Road Deal	The Builder Centre and Court Marsh Farm, sites of 73 & 75 Albert Road and c) variation of conditions to allow for retail sale of timber, DIY and gardening products at Hutchings Timber, land at 79 Albert Road, Deal		
CON/07/0 0495/H	Minters Yard (1) Southwall Road Deal	Travel plan pursuant to Condition 2 of planning permission DOV/07/00495 (Erection of detached building to be used as a builders merchant, formation of stockyard and associated parking)	Awaiting decision	No Objection.
05/00569	Land At Hutchings Timber Park Avenue Motors & 73 & 75 Albert Road Deal	A) Construction of replacement vehicular access to Park Avenue Motors, Hutchings Timber, The Builder Center and Court Marsh Farm, on land currently comprising part of Park Avenue Motors and the sites of 73 and 75 Albert Road, Deal, Kent. B) Variation of condition (x) of planning permission DO/86/59 and conditions (ii) and (v) of planning permission STD/88/804 to allow for retail sales of timber, DIY and gardening products. C) The removal of condition (xiv) of planning permission DO/86/59 - personal condition.	Awaiting decision	No Objection.
21/00950	National Westminster Bank Plc 31 High Street Deal CT14 6EW	Display of 2no. internally illuminated digital screens	Grant Consent	Object: Appears to be a greenwash. This is not in keeping with the government intention in reducing energy consumption. Not appropriate given location to conservation area, not environmentally friendly.
21/01006	51-55 The Clarendon Hotel Beach Street Deal CT14 6HY	Works to facilitate conversion to 2no. residential units incl. removal of existing & erection of new partition walls; insertion of new staircase from ground to 1st floor; blocking of existing & creation of new openings.	Awaiting decision	Object: Not an appropriate location. Reduction of hotel capacity which is an issue as identified in the emerging District Local Plan. Loss of an amenity
21/00755	Captain's Garden Cottage Deal Castle Victoria Road Deal CT14 7BA	Erection of an outbuilding with fence and gate enclosure	Grant Planning Permission	No objections
21/01106	155 Sandown Road Deal CT14 6NX	Erection of 2 dwellings with associated parking, bin and cycle storage and solar panels (existing 4no. garages to be demolished)	Grant Planning Permission	RESOLVED: Object There are inaccuracies in the application, overdevelopment of site, out of character, loss of parking and amenities, insufficient access for emergency vehicles.
21/01049	Land On The West Side Of Albert Road Deal CT14 9RB	Variation of condition 1 of reserved matters application 18/00892 to allow for redesign of retail and residential block (approved units 1-8) to a create a block of 25no.	Awaiting decision	RESOLVED: Object



		apartments; amendment of 5no. blocks totalling 42no. apartments at west of site (approved units 96-99, 104-114, 115-125, 126-133 and 134-141) to create 22no. houses and 370sqm retail unit with three flats above; realignment of terrace of 2no. houses and 2no. apartments (approved units 92-95) to create terrace of 4no. houses; and substitution of house types for 12no. houses (approved units 84-91 and 100-103)		There is insufficient infrastructure to sustain development growth. Concern at flood risk and overdevelopment.
21/01106	8 Langton Close Deal CT14 6UL	Erection of a single storey rear extension	Grant Planning Permission	RESOLVED: No objections
21/01049	29 Western Road Deal CT14 6RX	Erection of single storey side/rear and two storey rear extensions (existing shed to be demolished)	Awaiting decision	RESOLVED: Object There is no direct route to the 3rd bedroom. Overdevelopment of site. Impact of development on neighbouring properties
21/01086	Marlborough Road Industrial Estate, Unit 7 Marlborough Road Deal CT14 9LE	Change of use of land to store containers or touring/mobile caravans and erection of a 800mm security fence	Grant Planning Permission	RESOLVED: No objections
21/01063	105 Forelands Square Deal CT14 9DS	Erection of two and single rear extensions (existing outbuilding to be demolished)	Awaiting decision	RESOLVED: No objections
21/01088	Grove Villa 28 Mill Road Deal CT14 9AD	Erection of a three-storey building containing 14no. self-contained flats, 5no. two-storey townhouses and 5no. three-storey townhouses with associated landscaping, cycle storage, external lighting, alterations to existing vehicle access and car parking (existing care home to be demolished)	Awaiting decision	RESOLVED: Object Not in the District Plan as a designated site for development. Out of character. Infrastructure is insufficient, overbearing in height. There is no visitor parking, and no Air Quality Assessment has been supplied.
21/01035	59B The Marina Deal CT14 6NP	Conversion of 4no. flats to create 2no. attached dwellings to include erection of a second floor extension, alterations to windows/doors, balconies with balustrade to first and second floor east elevations, 2no. openings to front wall and associated parking	Grant Planning Permission	RESOLVED: Object Reduction in parking, lack of proper cycle and bin storage. Overdevelopment of site. Overlooking of neighbouring properties and not in keeping with area.
21/01041	39 Princes Street Deal CT14 6DQ	Erection of a single storey rear extension (section boundary wall and kitchen flank wall to be demolished)	Awaiting decision	RESOLVED: No objections
21/00998	159 Church Path Deal CT14 9UD	Erection of a single storey rear extension with 2no. rooflights, existing ground floor window to be replaced with door	Grant Planning Permission	RESOLVED: No objections



21/00931	19 Stanley Road Deal CT14 7BT	Re-pointing to front elevation, refurbishment of box sash window frames and sills and replacement sash windows double-glazed units to front and rear elevations	Grant Planning Permission	RESOLVED: No objections  The committee commend the use of wooden sills.
21/01046	21 Foster Way Deal CT14 9QP	Erection of single storey side extension and outbuilding  Refuse Planning Permission The reasoning underlying such refusal is as follows:- 1 The proposed side extension, by virtue of its weatherboard finish and fenestration arrangement would result in an incongruous extension that would relate poorly to the character of the main house and the wider street scene, detracting from the visual amenity of the area contrary to paragraph 130 of the NPPF. 2 The proposed outbuilding, by virtue of its siting in the southern corner of the garden, would result in a highly prominent addition to the street scene that would appear overbearing and out of keeping with the surrounding built environment contrary to paragraph 130 of the NPPF		RESOLVED: No objections
21/01162	93 Middle Street Deal CT14 6JN	Alterations and repairs to roof, roof structure and dormer, cement render to be replaced with lime mortar to parapets on both sides front and rear, addition of stone coping, removal of render and re-pointing of front chimney stack and demolition of rear chimney stack.	Awaiting decision	RESOLVED: No objections
21/01163	93 Middle Street Deal CT14 6JN	Alterations and repairs to roof, roof structure and dormer, cement render to be replaced with lime mortar to parapets on both sides front and rear, addition of stone coping, removal of render and re-pointing of front chimney stack and demolition of rear chimney stack.	Awaiting decision	RESOLVED: No objections
21/01132	Community Church Deal Stanley Road Deal CT14 7BT	Change of use and conversion into 2no. dwellings, alterations to windows, replace window with door to west elevation, insertion of 4no. rooflights, boundary wall with railings and automated gate, creation of parking and garden (existing toilet block to be demolished)	Awaiting decision	RESOLVED: No objections



21/01150	173-175 Beach Street Deal CT14 6LE	Variation of Condition 2 (approved plans) of listed building consent DOV/21/00400 (Internal works to incl.: insertion of partition walls to ground & 1st floor; levelling part 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)	Grant Listed Building Consent	RESOLVED: No objections
21/01113	Land Rear Of 20-34 Western Road Deal CT14 6RX	Erection of 3no. detached dwellings with associated landscaping, bin and cycle storage, car parking and vehicular access (existing buildings and part boundary wall to be demolished)	Awaiting decision	RESOLVED: Object There is insufficient access for emergency vehicles. A need to preserve a right of way. Site lines will be compromised. Out of character for the area. Not in keeping. Does not fit with the Local Plan. There will be a danger to pedestrians.
21/01182	63 Beach Street Deal CT14 6HY	Replacement of single storey rear addition to incl. new internal opening; paint exterior; demolition of internal wall to ground floor & erection of new partition walls; insertion of 2no. rooflights.	Awaiting decision	RESOLVED: No objections
21/01168	Tides Leisure Centre Park Avenue Deal Kent CT14 9UU	Construction of an earth clay bund	Awaiting decision	RESOLVED: No objections
21/01176	26 College Road Deal CT14 6BP	Erection of single storey rear/side extensions, first floor extension, rear dormer window, rooflight to front roofslope, rear landscaping and driveway (existing rear extension and shed to be demolished)	Awaiting decision	RESOLVED: No objections
21/01180	168 High Street Deal CT14 6BQ	Replacement windows, front door and rooflight to front roof slope	Awaiting decision	RESOLVED: No objections
21/01166	72 And 73 The Marina Deal CT14 6NS	Erection of a second floor extension, alterations to existing windows and insertion, new external door, balustrade and privacy screening (existing second floor extension to no.72 to be demolished)	Awaiting decision	RESOLVED: No objections



Tree application				
21/01082	16 Bowser Close Deal CT14 9NF	T1 - Sycamore - located at the foot of 16 Bowser Close and overhanging significantly 14 Fiveways Rise - to crown lift to 6m and to crown reduce by 40% (5m) - both works due to overhanging nature and size of tree in close proximity to 14 Fiveways Rise.	Awaiting decision	RESOLVED: No objections
Premises Licence application				
	Deal Market Saturday Market bays 53-55 Union Road Car Park High Street Deal CT14 6EA	Grant of Premises Licence: Sale of Alcohol Saturday 08:00 to 18:00	Granted	RESOLVED: No objections



**DEAL TOWN COUNCIL  
MEMORANDUM**

**To:** All members of the Planning Committee

**From:** Paul Bone – Deputy Town Clerk

**Date:** 8 September 2021

**Subject:** Responses from DDC, NALC, KALC and LGA to a request for information regarding Air B&B and back garden development

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At the July meeting of this committee members discussed back garden development and rise in holiday let schemes. It was resolved to request that the Deputy Town clerk contacts DDC for a report on numbers of such registered properties in Deal, with details of what measures DDC are currently taking to regulate and enforce standards concerning safety and management.

The Clerk also to get in touch with KALC, NALC and the Local Government Assoc to see if there is a national view on holiday let schemes, Air B&B and back garden development.

The attached responses have been received from DDC, the LGA, KALC and NALC

**Decision required:**

Members to decide any further actions they wish take.



## **Response from DDC**

*Dear Paul,*

*Thank you for your email dated 2<sup>nd</sup> August enclosing your letter dated 27<sup>th</sup> July concerning the growth of holiday let properties within Deal, especially those marketed through AirBnB.*

*We do not currently have any accurate details on the number of AirBnB properties in the District, as there is no requirement to register, although the numbers you suggest in your letter do not surprise me.*

*That said, we have from time to time sought to provide holiday accommodation across the District with guidance e.g. on legionella controls or covid restrictions and have sent this to all those holiday premises we could reasonably identify through our records and internet searches. We have previously approached AirBnB directly to request a complete list of premises registered with them that are within the District but this request was denied at the time.*

*From a regulatory perspective, the Council has limited controls available:*

- The use of a residential property as an AirBnB has rarely triggered the need for planning permission (outside London) for Change of Use, as both are usually a Class 3 use. It could do if, for example, a large house was constantly being used by more than 6 unrelated people but I'm not aware of any such cases being brought to our attention.*
- As regards health and safety enforcement, AirBnB properties sit between the Health and Safety Executive and the Council, depending on how much they continue to be residential dwellings, so enforcement would be reviewed and undertaken on a case by case basis. Any individual complaints received would be reviewed accordingly.*
- From a Private Sector Housing (PSH) perspective, Airbnb's and other holiday lets are treated as Commercial rather than Residential and thus they don't fall under the PSH and the HMO Licencing regimes.*
- As regards Council Tax, a holiday let is currently liable to pay business rates rather than council tax when the owners declare they intend to make their property available to let 140 days in the coming year. To ensure that owners of properties cannot reduce their tax liability by declaring that a property is available for let while making little or no realistic effort to actually do so, and thus stating that they do not earn enough to require paying business rates, the government has indicated that it intends to legislate to change the criteria determining whether a holiday let is valued for business rates rather than council tax to account for actual days the property was rented.*

*There are some Councils who have used legal powers available to them under Housing and Planning Acts to introduce local occupancy conditions on new or converted properties, particularly in areas such as the Yorkshire Dales, Lake District and Cornwall, but we have no current plans to do the same.*

*Best regards*

*Roger*

**Roger Walton**  
**Strategic Director (Operations & Commercial)**



## Response from the LGA

*Dear Paul,*

*Thank you for your email regarding holiday let schemes*

*The LGA recently supported the Government's proposal for a registration scheme that was announced as part of the Tourism Recovery Plan. The Plan points to further consultation being launched on the introduction of a Tourist Accommodation Registration Scheme, as explained below:*

90. The government will also launch a consultation on the introduction of a Tourist Accommodation Registration Scheme in England. A Registration Scheme is one potential route through which to create a data-driven approach, creating an improved national picture of the precise shape of the accommodation landscape which could feed into a wider Data Hub. Any such scheme could encompass the breadth of the sector, from 'traditional' accommodation such as hotels and B&Bs to short term lets in the sharing economy and could be used to underpin future government interventions, for example regarding the regulation of the sharing economy. The rise of the sharing economy has and will continue to play an important role in attracting tourists to destinations across the country and contributing to the UK economy. However, it has created concerns about uneven regulatory requirements and negative impacts on local communities compared to other types of accommodation. The government is committed to hearing the views of all interested parties on the merits and drawbacks of a Registration Scheme, and how any potential scheme could be implemented proportionately to avoid placing a significant regulatory burden on the sector or risking a reduction in supply.

*My colleague Ian Leete has been leading on this area of work and can help with any further questions.*

*Kind regards,  
Christina*

*Christina Kaiser  
Policy Adviser  
Local Government Association*



## **Response from the NALC**

*Dear Paul.*

*I hope you are very well and thanks for the e-mail to NALC regarding its policy on Air B & B and holiday let schemes. In truth NALC does not have a specific policy on holiday let schemes and Air B. & B. per se though we do have a policy of supporting maximum affordable housing provision in rural and parished areas for residents. That policy in common with the issues DTC rightly highlight as an issue speaks to a common housing shortage for Deal residents, like so many residents in other parished areas of England.*

*So your data is noted for now and if your council wishes KALC to frame a motion on this specific issue and adopt it prior to submitting to NALC **by 7/9 latest** for consideration at its **5/10** Policy Cttee. session you will need please to contact the Kent county officer Terry Martin (copied) - thanks.*

*I hope this helps,*

*Chris (Borg)*

*Chris Borg FSLCC, ACMI  
Policy manager  
National Association of Local Councils*



## **Response from the KALC**

*Hi Paul*

*Sorry for the delay in responding to you. I have written to NALC to see if they have a national policy on holiday let schemes, Air B&B and back garden development. As soon as they respond, I will be in touch. If they don't have a national policy on this, then the Town Council could submit a policy motion to the KALC Executive Committee (our next meeting is on 25 September) and if agreed, we would then submit the motion to NALC Policy Committee for them to consider.*

*Will be in touch again soon.*

*Best wishes*

*Terry*

## **Follow up from KALC**

*Hi Paul*

*The next meeting of the KALC Executive Committee after 25 September is 29 January 2022. The other option would be for the Council to submit a motion to the KALC AGM. However, as highlighted below, the deadline for motions for the AGM is 17 September.*

*Best wishes*

*Terry Martin*

*Chief Executive*

*Kent Association of Local Councils*



**DEAL TOWN COUNCIL  
MEMORANDUM**

**To:** All members of the Planning Committee

**From:** Paul Bone – Deputy Town Clerk

**Date:** 8 September 2021

**Subject:** Correspondence received from DDC regarding DDC consultee views on planning applications.

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**Information to note**

Email from Peter Wallace - Planning and Development Manager

**Email to Town/Parish Councils**

*Dear All,*

*I'm writing to you in connection with a change of approach with respect to how comments on planning applications are to be made available to view on the Council's planning website.*

*To date, comments relating to 'live' planning applications submitted to Development Management (DM) by other DDC departments have been placed on the Council's website upon receipt, where they can be viewed by anyone immediately. Going forward, for all applications (other than planning committee cases – see below), such comments will no longer be available to view on the website until after the application has been determined.*

*This change brings the handling of comments into line with the exception in the Environmental Information Regulations which recognises the importance of protecting a public authority's "private thinking space" and allows a Council to potentially refuse requests for public access to information where they relate to internal communications. The approach also mirrors how consultation responses to planning applications received from within the planning department are currently dealt with and acknowledges the increasing dependency on specialist advice from other DDC officers/departments, and the need for dialogue with those officers, prior to reaching a planning judgement on an application.*

*An exception to the above will be where a planning application is considered by Planning Committee. In this case, at the time the committee agenda is made public, the final comments of other DDC officers/Departments will be available (on the website) for the public and others to view prior to the Planning Committee meeting taking place.*

*I hope you'll understand the need for the change which, as stated, has been made with regard to the provisions of the Environmental Information Regulations.*

*It's important to say that this approach in no way affects how the views of statutory consultees or comments from other external agencies on planning applications will be dealt with. The Council will continue to place these on the public website upon receipt.*

*Furthermore, the reason why a planning decision has been taken and the views received from other DDC Departments that have contributed to the decision making process, will continue to be set out in an officer report which will be available to view on the Council's website.*



**DEAL TOWN COUNCIL  
MEMORANDUM**

**To:** Cllr Susan Carlyle – Chairman of the Planning Committee  
All members of the Planning Committee

**From:** Paul Bone – Deputy Town Clerk

**Date:** 8 September 2021

**Subject:** Planning application consultation period and supporting photographs

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**Planning Consultation Period:**

As members are aware the statutory consultation period for planning applications is 21 days.

This means that when Dover District Council has validated a planning application, it is then opened for consultee comments and there are 21 days to respond. The date of validation depends on when the application was received and how long it takes to process it.

Deal Town Council's planning committee meet monthly to agree recommendations for the applications. They also have in place a delegated decision for the Planning Clerk and Town Clerk which covers applications that fall outside the councils meeting schedule, this ensures that all recommendations are submitted within the 21 days deadline. In addition to this the Planning committee are able to hold a Special (additional) planning meeting if required.

**Supporting photographs:**

The Chairman of the committee advises that during the Covid-19 lock down Dover District Council changed their procedure for taking photographs of the consultation notices.

The Town Clerk contacted Dover District Council for an update, and they have stated that the Planning Administration Team are currently taking photographs of the consultation notices (as was the previous practice).

However, should any members observe that notices are missing when on their site visits please advise the Planning Clerk who will investigate further.



**DEAL TOWN COUNCIL  
MEMORANDUM**

**To:** All members of the Planning Committee

**From:** Paul Bone – Deputy Town Clerk

**Date:** 8 September 2021

**Subject:** Proposed Cottington development and implications for the District Plan

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Following Quinn Estates Limited submission in response to the recent Regulation 19 consultation carried out by Dover District Council, the developer invited Deal Town Council to attend an online presentation for a summary of their revised and substantially reduced proposals for Cottington.

The developer advised that they would be contacting the surrounding Parish Councils separately to arrange individual online meetings with them as well.

They also advised the following;

*“Deal providing circa 400 acres of publicly accessible parkland as a green lung that connects coast to countryside and delivers low carbon connectivity to the town centre, including electric vehicle and e-bike infrastructure. Crucially, the scheme includes a fully independent and adopted drainage network to unlock sustainable growth in Deal and place no strain on the existing Southern Water network:*

*The Cottington proposal would also include new facilities for Dover Outreach to expand the vital support they offer in the local area. We are moving forward with pulling together a steering group to represent existing Betteshanger, Sholden and Deal residents and to help us shape the proposals further.”*

This online meeting was attended by some Deal Town Councillors and co-opted members.

At the meeting the developers advised there would be a public consultation prior to them submitting a formal planning application to Dover District Council.

The Planning committee will be consulted through the usual channels.

**Recommendation from the Chairman of the Planning Committee:**

As this proposal falls outside of the current District plan, members are asked to discuss the possible implications for the District Plan and any actions they may wish to take.

**Decision Required**

Members to consider the recommendation from Cllr Carlyle.