



Deal Town Council, Town Hall, High Street, Deal, Kent, CT14 6TR.  
01304 361999 - [deal.town.council@deal.gov.uk](mailto:deal.town.council@deal.gov.uk) - [www.deal.gov.uk](http://www.deal.gov.uk)

**To all Committee Members:** You are hereby summoned to attend a meeting of the Planning Committee at the Town Hall on **Tuesday 8<sup>th</sup> October 2024** at 7.15pm to transact the business shown on the agenda below.

**Members of the public and press are welcome to attend.**

Any member of the public may submit a written statement of no more than 500 words relating to any item on this agenda. These must be received by 10am on Monday 7<sup>th</sup> October 2024 by email to [deal.town.council@deal.gov.uk](mailto:deal.town.council@deal.gov.uk) or post to the above address. These statements will be circulated to all present at the meeting and become part of the public record of the meeting, names will be redacted.

**Laura Marney – Committee Clerk**

Date: 1st October 2024

## **AGENDA**

1	<b>Chairpersons opening remarks:</b>	
2	<b>Apologies for absence:</b>	
3	<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>
4	<b>Public Participation and Statements received:</b> For councillor information: Members of the public may make representations, answer questions and give evidence at the meeting in respect of the business on the agenda. This shall not exceed 15 minutes.	
5	<b>The minutes of the planning committee meeting held on 2<sup>nd</sup> September 2024 for approval and signing:</b> Decision required.	<b>Attach 2</b>
6	<b>Planning applications received:</b> Decisions required.	<b>Attach 3</b>
7	<b>Tides Leisure Centre Engagement &amp; Survey:</b> Decision required.	<b>Attach 4</b>
8	<b>DTC &amp; DDC meeting update:</b> Information to note.	<b>Attach 5</b>
9	<b>DDC decisions:</b> Information to note	<b>Attach 6</b>
	<b>Date of next meeting: 4<sup>th</sup> November 2024.</b>	
	<b>Committee Members:</b> Cllr M Eddy, Cllr P Findley, Cllr T Bond, Cllr L Craggs, Cllr M Walters, Mr R Green 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.**

**Tel: 01304 361999. Email: [deal.town.council@deal.gov.uk](mailto:deal.town.council@deal.gov.uk)**

The Minutes of the Planning Committee held on Monday 2<sup>nd</sup> September 2024 at the Town Hall at 7.15pm

Present: Cllr M Eddy (Chairperson) Cllr M Walters  
Cllr P Findley (Vice Chairperson) Mr Robin Green (Deal Society)  
Cllr T Bond Ms E Fogarty (FOND)

Officers: Mrs L Marney – Committee Clerk Others: 32 members of the public

### MINUTES

1	<b>Chairpersons opening remarks:</b> The Chairperson welcomed everyone to the meeting and read out the fire evacuation procedures and advised Councillors to put their mobile phones on silent.				Chairperson
2	<b>Apologies for absence:</b> Cllr L. Craggs due to prior commitments.				Committee Clerk
3	<b>Declarations of interest:</b> None received.				
4	<b>Public Participation and Statements received:</b> A member of the Re-open the Regent Campaign group spoke on planning application 24/00817. A statement was received and circulated to committee members from a member of the public regarding planning application 24/00520. A resident gave details with an objection to planning application 24/00520. The developer offered detail of the proposed development for planning application 24/00520.				Committee Clerk
5	<b>The minutes of the planning committee meeting held on 5<sup>th</sup> August 2024 for approval and signing:</b> Decision required.				Chairperson
6	<b>Planning applications received:</b>				Committee Clerk
	<b>DDC Ref</b>	<b>Ward</b>	<b>Address</b>	<b>Proposal</b>	
	24/00817	ND	The Regent Beach Street Deal CT14 7BP	Erection of 2 screen cinema with restaurant, cafe and multi-function space. Erection of 9 no. dwellings with associated landscaping (existing public toilet block, indoor bus shelter and existing cinema building to be demolished).	Members RESOLVED: Objection. The housing design is not part of the DDC local plan and does not meet appropriate housing needs. 2 small screen cinemas are not viable, the covenant on the Regent was for a suitable cinema for the town. This development would mean a loss of benefits to the

				public realm; parking, accessible public toilets, bus shelter and waiting room. The proposal will have a negative impact on the setting of the Time Ball Tower. (P) Cllr T Bond (S) Cllr M Eddy. All Agreed.
24/00520	ND	Land Adjacent To The Sandown Castle Community Gardens Sandown Road Deal CT14 6QU.	Erection of a building for the use as a cafe with new pedestrian access.	Members RESOLVED: Objection. This plan needs Scheduled Ancient Monument consent for the siting of the structure, and any ground disturbance. Without Scheduled Ancient Monument consent DTC think this application is premature. The proposed development is adjacent to protected area (SSSI). The plans do not show the exact size of the build or location for bin storage. This development will incur increased traffic and parking problems. The style/design of the café is not in keeping with the area. (P) Cllr T Bond (S) Cllr P Findley. All Agreed.
24/00825	ND	3 Dolphin Street Deal CT14 6LX	Repair and repointing of existing brickwork to front and rear elevations.	Members RESOLVED: No Objection. (P) Cllr M Walters (S) Cllr P Findley. All Agreed.

24/00820	ND	4 Broad Street Deal CT14 6EP	Insertion of 3 windows to ground floor, front elevation.	Members RESOLVED: No Objection. (P) Cllr M Walters (S) Cllr M Eddy. All Agreed.
24/00790	ND	Community Church Deal Stanley Road Deal CT14 7BT	Change of use and conversion into 2 dwellings, insertion of rooflights, replacement of 2 ground floor windows with doors, erection of wall with bi-fold gate to access parking area and provision of associated outdoor amenity space, cycle and bin storage.	Members RESOLVED: No Objection. (P) Cllr M Eddy (S) Cllr M Walters. All Agreed.
24/00534	ND	Goodwin Cottage 11 Griffin Street Deal CT14 6LQ	Remove ground floor partitions & door, replace wall, floor and ceiling linings. Structural repairs to floor joists, roof rafters and existing steel beams. First floor replace, wall floor and ceiling linings to rear bathroom. External alterations include: Replace side addition roof incorporating 1no rooflight. Insert 3no air vents to rear and side elevations.	Members RESOLVED: No Objection. (P) Cllr M Walters (S) Cllr P Findley. All Agreed.
24/00533	ND	Goodwin Cottage 11 Griffin Street Deal CT14 6LQ	Replacement roof with rooflight to rear single storey, rooflight to rear first floor, insertion of iron airbricks/flue, glazing in the spandrels of the	Members RESOLVED: No Objection. (P) Cllr M Walters (S) Cllr P Findley. All Agreed.

			side of front dormer window (part retrospective).	
24/00830	ND	Golden Cottage 9A Golden Street Deal CT14 6JU	Replacement front entrance gate, removal of low capped chimney and alterations to windows and doors.	Members RESOLVED: No Objection. (P) Cllr P Findley (S) Cllr M Eddy. All Agreed.
24/00801	ND	Golden Cottage 9A Golden Street Deal CT14 6JU	Replacement windows and doors in enlarged openings on rear elevation. Replacement flat roofs, roof lantern and rear roof light and Balcony balustrade. Remove existing low capped chimney. Remove and insert new ground floor internal partition. Replacement front entrance gate.	Members RESOLVED: No Objection. (P) Cllr P Findley (S) Cllr M Eddy. All Agreed
24/00851	ND	2 Exchange Street Deal CT14 6LN	Insertion of rear French doors, 2 rooflights to existing single storey extension and replacement windows.	Members RESOLVED: No Objection. (P) Cllr M Eddy (S) Cllr M Walters. All Agreed.
24/00852	ND	2 Exchange Street Deal CT14 6LN	Alterations to single storey rear addition include: raising internal ceiling height, painting part external brickwork. Insert 2no rooflights. Replace rear window with French door. Replace rear elevation 1no first floor window, 3no side elevation ground floor	Members RESOLVED: No Objection. (P) Cllr M Eddy (S) Cllr M Walters. All Agreed.

			windows. Replace rear fascia, soffit barge boards and rainwater goods.	
24/00845	MD	7 Grange Road Deal CT14 9TS	Erection of an outbuilding for use as holiday let (retrospective).	Members RESOLVED: No Objection. (P) Cllr M Walters (S) Cllr P Findley. All Agreed.
24/00763	MD	7 Sheron Close Deal CT14 9UG	Repollard back to previous pollard points of two Turkey oaks the subject of Tree Preservation Order No 3 of 1989.	Members RESOLVED: Objection to pollarding T2 on illustration, but no objection to T1. (P) Cllr P Findley (S) Cllr M Walters. 3 For, 1 Against. Motion carried.
<b>7</b>	<b>DDC decisions:</b> Members RESOLVED: To note the information. (P) Cllr T Bond (S) Cllr P Findley. All Agreed.			
	<b>Chairperson closed the meeting at 21.01pm.</b>			

**Deal Town Council – Planning Applications**  
**8<sup>th</sup> October 2024**

	<b>DDC Ref</b>	<b>Ward</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
1.	24/00870	ND	The Three Compasses 129 Beach Street, Deal CT14 6JS	Change of use and conversion to 2 dwellings.	
2.	24/00871	ND	The Three Compasses 129 Beach Street, Deal CT14 6JS	Conversion of restaurant to 2 dwellings to incl: Replacement of existing door with window; removal of existing & erection of new partition walls, infil; of openings to ground floor; internal lining of external walls to ground floor & creation of new opening to 1st floor.	
3.	24/00858	ND	Sandfield Farm 108 Northwall Road, Deal CT14 6PP	Erection of 44 dwellings, parking and landscaping (existing buildings and structures to be demolished).	
4.	24/00868	ND	9 Vlissingen Drive, Deal CT14 6TZ	Change of use of land to residential, erection of a fence and hardstanding for the parking of 2 cars (retrospective).	
5.	24/00888	ND	142 West Street, Deal CT14 6DY	Erection of first floor side extension.	
6.	24/00889	ND	The Farthing 9 Dolphin Street Deal CT14 6LX	Rebuild 2 chimney stacks.	
7.	24/00890	ND	The Farthing 9 Dolphin Street Deal CT14 6LX	Dismantel and Rebuild of 2 No. Chimney Stacks.	



8.	24/00885	MD	Charnwood Manor Avenue Deal CT14 9PN	Erection of a single-storey front, rear and side extensions and installation of solar panels to rear roof slope (garage and lean-to demolished).	
9.	24/00904	ND	13 Alfred Square, Deal CT14 6LR	Erection of a single storey rear extension and rear dormer/velux window.	
10.	24/00905	ND	13 Alfred Square, Deal CT14 6LR	Erection of a single storey rear extension, (existing conservatory demolished). Insert second floor rear roof elevation dormer window. Internal alterations include: remove 2no ground floor windows & part wall from rear side addition, remove 2no internal doors, form opening within wall of first floor rear bedroom.	
11.	24/00910	MH	23 Fiveways Rise, Deal CT14 9QN	Erection of outbuilding for use as home gym (retrospective).	
12.	24/00932	MH	Ellandune Coldblow Deal CT14 9JH	Outline application for a detached dwelling (with all matters reserved except access).	
13.	24/00969	ND	27 Union Road Deal, CT14 6EA	Erection of a rear dormer roof extension.	
14.	24/00970	ND	27 Union Road Deal, CT14 6EA	Conversion of attic with the insertion of a rear dormer roof extension to form bedroom.	
15	24/00955	MD	Play Padel Club Victoria Park Park	Temporary erection of freestanding	

			Avenue Deal CT14 9AL	canopy cover over padel courts.	
16.	24/00993	MH	Land North East Of 1 To 97 Freemens Way, Deal	Raywood Ash (T1) reduce spread to south and southwest by up to 2 metres; Raywood Ash (T2) remove southwestern stem back to top of hedge, remove southeastern branch at 8 metres and reduce spread to northeast by approximately 2 metres; Raywood Ash (T3) fell; Norway Maple (T5) reduce crown by 2 metres overall and limbs originating from cracked union by a further 1 metre; Sycamore (T6) remove broken branch and reduce crown to south and southwest by approximately 2 metres; Norway Maple (T7) fell, all the subject of Tree Preservation Order No 9 of 2024.	

**DEAL TOWN COUNCIL  
MEMORANDUM**

**To:** Councillor M Eddy – Chairperson of the Planning Committee, Committee members

**From:** Mrs L Marney – Committee Clerk

**Date:** 30<sup>th</sup> September 2024

**Subject: Tides Leisure Centre Engagement & Survey**

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The initial consultation for the redevelopment of Tides Leisure Centre was received from Dover District Council at the end of September 2022, and emailed to all Councillors to provide their comments by the 9<sup>th</sup> October 2022. This was emailed to all Councillors, as the deadline for this was consultation did not meet with time scales for a relevant Committee.

**Revised Proposals Summer 2024**

Major proposals for a new Leisure Centre in Deal that's fit for the next 50 years have been given the green light to move to the next stage of development - with an agreement to further explore an additional swimming lane and leisure options for the pool.

Key proposals put before Cabinet were for a new five-lane 25m pool, as well as new health and fitness stations, toning tables, multi activity and spin studios, and café area. The new build facilities could potentially be delivered by summer 2027 and would be integrated with the retained existing sports hall and indoor tennis centre.

The latest proposals have been developed to an early feasibility stage and could still be subject to change. A further report is set to return to Cabinet in December.

**Public Engagement Sessions**

DDC is holding public engagement sessions from 23 September to 20 October 2024, to give members of the public an opportunity to give their feedback on the latest proposals. The dates of the drop-in sessions are as follows:

**Tides Leisure Centre**

Monday 23 September from 4pm-7pm

Thursday 26 September from 10am-1pm

Saturday 28 September from 11am-2pm

Wednesday 2 October from 10am-1pm

**Deal Town**

Market: Saturday 5 October from 8am-2pm

High Street: Tuesday 8 October (near Costa Coffee) and Monday 14 October (near Superdrug)  
10am-12pm

**Dover District Leisure Centre**

Thursday 10 October from 9am-12pm and 4pm-7pm

At these informal meetings, residents can see the emerging proposals and talk through the proposed development.

### **Complete the survey**

For further information on the proposals use the following link [consultation boards](#) and complete the accompanying [survey](#)

DDC have asked for feedback on this project and the Committee Clerk has listed the relevant questions to be answered below.

4) Do you agree with/support the construction of a new Leisure Centre in Deal?  
Strongly Agree/Agree/Neither Agree or Disagree/Disagree/Strongly Disagree

5) How likely are you to use the new Deal Leisure Centre?  
Very Likely/Likely/Neither Likely or Unlikely/Unlikely/Very Unlikely

6) Please explain why?

7) Which of the proposed facilities are you/your family looking forward to using? (answer: Very Likely/Likely/Neither Likely or Unlikely/Unlikely/Very Unlikely)

- 5 Lane 25 metre pool
- Water based family friendly activities such as pool inflatable sessions
- Health & Fitness Stations
- Toning Tables
- Multi-Activity Studio
- Spin Studio
- Accessible changing facilities
- Café

8) When are you most likely to visit the facility?  
Weekdays - early mornings/Weekdays - daytime/Weekdays – evenings/Weekends/School holidays

9) What would encourage you to use the new facility?

10) Which mode of transport would you be most likely to use to visit the new Deal Leisure Centre?  
Car/Bus/Train/Walk/Cycle/Other

11) If you have any comments on the proposed design & layout, including accessibility, please provide them below.

**Decision Required:** Committee members to decide how they wish to respond to this engagement and survey.

**DEAL TOWN COUNCIL  
MEMORANDUM**

**To:** Councillor M Eddy – Chairperson of the Planning Committee, Committee members

**From:** Mrs L Marney – Committee Clerk

**Date:** 26th September 2024

**Subject:** **DTC & DDC meeting update**

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At the July Planning Committee meeting the following resolution was agreed. *Members RESOLVED: Chairperson in liaison with the Committee Clerk to arrange a meeting with the DDC Head of Planning Department regarding recent decisions and applications still waiting approval.*

Councillor Eddy, the Chairperson of the Planning Committee along with the Committee Clerk had a meeting with Sarah Platts, DDC Head of Planning and Councillor Biggs, Portfolio holder for Planning and Built Environment to discuss concerns noted in the above resolution.

The meeting went ahead on Monday 23<sup>rd</sup> September at Deal Town Hall and the following topics were discussed:

**Planning Applications still awaiting approval (over statutory deadline)**

Cllr Eddy and the Committee Clerk advised the Head of DDC Planning that DTC had numerous planning applications still awaiting decision. The Head of DDC Planning confirmed that there were 25 over the statutory deadline and has provided DTC with an update on these. (**See attached**)

**Tree Preservation Order Applications**

Cllr Eddy and the Committee Clerk raised concerns over the lack of information and poor illustrations that have been provided in TPO applications.

The Head of DDC Planning stated that these do not come under her remit, however she took details and stated she would speak to the relevant Officer at DDC and provide the Committee Clerk with feedback.

**Site Notices**

The Committee Clerk advised the Head of Planning that there has been a lack of, or poor positioning of these throughout the town recently, she did state that they now have a specific Officer who now deals with these, and this should improve.

**Solar Panels in Conservation Area**

Cllr Eddy wanted clarity from DDC on solar panels on houses in the Deal conservation area, as these properties need to be able to have improved energy efficiency and be part of a greener future.

The Head of DDC Planning recently received updated information from Historic England which can be found using the following link: [New Advice on Adapting Historic Buildings for Energy and Carbon Efficiency | Historic England](#) this gives useful advice and guidance on this matter.

*Cllr Eddy advised the Head of Planning that when the Regent and Sandown Castle Café applications were on the Agenda for the DTC Planning Committee meeting in September, several residents including action groups attended our meeting, and there is a lot of local concern regarding these.*

**The Regent**

The Head of Planning advised that there has been no thorough assessment of this application yet, and she has a meeting coming up with Planning Officers shortly to discuss this.

**Sandown Castle Café**

Cllr Eddy reiterated the DTC objection to this planning application and that Historic England should be consulted regarding Ancient Scheduled Monument consent. The Head of Planning advised that this application is still being assessed and that due to the number of comments received it will go to the DDC Planning Committee.

**Conclusion:** Following this meeting, better communication links will now be forged between Deal Town Council and Dover District Council Planning Team, which will ensure we are building a better future working relationship. DDC are now fully aware of all the issues and concerns that DTC Planning Committee had been facing with planning applications.

**Decision Required:** Committee members to note the above information.

**Deal Town Council Planning Applications  
Over Statutory Deadline**

<b>Ref</b>	<b>Case officer</b>	<b>Address</b>	<b>Proposal</b>	<b>Statutory Expiry</b>	<b>Update</b>
22/01409	Nicola Kingsford	Land South West Of Sholden Drive Sandwich Road Sholden CT14 0AD	Reserved Matters application for the details landscaping, layout, scale, and appearance pursuant to outline permission DOV/21/00402 for the erection of 64 dwellings and associated car parking and infrastructure.	31 <sup>st</sup> January 2023	On agenda for October 10th planning committee.
22/01701	Adam Reynolds	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Erection of first and second-floor extensions, installation of new shopfronts, access doors, additional windows, to form 5no. retail units and 17no. residential dwellings	15 <sup>th</sup> April 2023	Has been to committee, waiting viability evidence as viability issue in restoring the listed building element and providing affordable housing.
22/01702	Adam Reynolds	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Alterations & extension to form commercial & residential units. Proposed 2nd floor extension. Internal works to incl. demolition of existing walls & partitions, & erection of new to all floors. External works to incl. installation of new shopfronts; insertion of 2no. window to ground floor rear elevation.	16 <sup>th</sup> February 2023	LBC for the above.
23/00236	Maxine Hall	47-51 London Road Deal CT14 9TF	Variation of condition 2 (approved plans) of planning permission DOV/22/00116 (application under Section 73) Installation of 5 EV charging bays, bin store, substation and associated infrastructure, to provide 2no. additional parking spaces to the front of the site.	26 <sup>th</sup> April 2023	Inaccurate plans submitted. Agent notified. No further communication.

23/00482	Amber Tonkin	Land On The North Side Of Northwall Road Deal CT14 6PP	Certificate of Lawfulness (existing) for the continued use as a dwellinghouse.	31 <sup>st</sup> May 2023	Ready to sign off.
23/01347	Rachel Morgan	68 Southwall Road Deal Kent CT14 9LX	Erection of detached dwelling. Erection of new single storey rear extension to existing dwelling (existing rear extension to be demolished).	21 <sup>st</sup> January 2024	Extension of time agreed, agent is obtaining a sequential test, given location of the site in flood zone 3.
23/01444	Lucy Holloway	1 Broad Street Deal CT14 6ER	Display of 1 externally illuminated sign (retrospective)	23 <sup>rd</sup> July 2024	It needs to be assessed on site.
23/01449	Alice Pitts	56 Church Path Deal CT14 9TH	Erection of single and two storey front, side and rear extensions and detached garage (existing side extension and garage to be demolished).	28 <sup>th</sup> February 2024	Negotiating amendments with agent.
23/01457	Jenny Suttle	Grove Villa 28 Mill Road Deal CT14 9AD	Erection of 13 dwellings with associated landscaping and parking (Existing care facility to be demolished).	23 <sup>rd</sup> April 2024	Outstanding viability assessment issues in relation to the proposed nil provision of affordable housing to overcome, alongside outstanding ecology issues to be resolved.
24/00143	Maxine Hall	Alfred Mews 17 Alfred Square Deal CT14 6LR	Replacement windows.	4 <sup>th</sup> April 2024	In negotiation.
24/00166	Maxine Hall	3 Lloyd Court High Street Deal CT14 6BN	Replacement windows.	10 <sup>th</sup> April 2024	Applicant aware of Officer recommendation, no amended drawings received.
24/00329	Maxine Hall	Tormore House 150 High Street Deal Kent CT14 6BG.	Replacement windows with double glazed timber frame sash windows with grey painted finish. Replacement front door and side alley gate.	10 <sup>th</sup> June 2024	Awaiting response from applicant.
24/00367	Adam Reynolds	Land On The East Side Of	Variation of condition 1 (approved plans) of planning permission	4 <sup>th</sup> July 2024	Viability information being assessed by



		Cross Road Deal CT14 9LA	21/01683 for "Reserved matters application for the details of layout, scale, landscaping and appearance for the erection of 100 dwellings pursuant to outline planning permission DOV/20/01125" to allow affordable housing to be removed from the scheme.		Consultant – expected shortly.
24/00533	Amber Tonkin	Goodwin Cottage, 11 Griffin Street Deal CT14 6LQ	Replacement roof with rooflight to rear single storey, rooflight to rear first floor, insertion of iron airbricks/flue, glazing in the spandrels of the side of front dormer window (part retrospective).	30 <sup>th</sup> August 2024	Large number of unlawful works to listed building carried out. Pending application to resolve, under investigation by enforcement.
24/00534	Amber Tonkin	Goodwin Cottage, 11 Griffin Street Deal CT14 6LQ	Remove ground floor partitions & door, replace wall, floor and ceiling linings. Structural repairs to floor joists, roof rafters and existing steel beams. First floor replace, wall floor and ceiling linings to rear bathroom. External alterations include: Replace side addition roof incorporating 1no rooflight. Insert 3no air vents to rear and side elevations.	30 <sup>th</sup> August 2024	Parallel LBC for above.
24/00585	Lucy Holloway	1 St Georges Passage Deal CT14 6TA	Replacement roof tiles and battens.	31 <sup>st</sup> July 2024	This is written up for sign off.
24/00613	Maxine Hall	Spar 47 - 51 London Road Deal CT14 9TF	Display of 1 internally illuminated freestanding D6 digital advertisement screen	7 <sup>th</sup> August 2024	Objections received. Needs to be referred to Planning Committee.
24/00623	Karen Evans	St Albans House 12 The Grove Deal CT14 9TL	Change of use to 9 self-contained flats, erection of first floor side, single storey rear and two storey/single storey side extensions, insertions of rooflights, landscaping and parking (existing side extension to be demolished).	13 <sup>th</sup> August 2024	This is likely to be a committee item, but unable to say for sure at this stage without the Biodiversity Net Gain information.

24/00660	Adam Reynolds	5 Griffin Street Deal CT14 6LH	Replacement of existing window with glazed door, installation of new window to 2nd floor and erection of balcony and balustrade to rear and privacy screen	20 <sup>th</sup> August 2024	Being referred back to October committee, as was deferred at August committee for a member site visit.
24/00670	Amanda Marks	71 London Road, Deal CT14 9TG	Erection of 3 detached dwellings with parking (existing garage to be demolished) (self build).	21 <sup>st</sup> August 2024	It requires tree survey and ecology information which we are waiting for. Also discussing the layout and reduction in units.
24/00689	Maxine Hall	161 London Road Deal CT14 9PL	Erection of a two-storey side extension, front porch and extension to side dormer window.	27 <sup>th</sup> August 2024	In negotiation.
24/00738	Alice Pitts	Flat 2 Albany House Chambers 14 Prince Of Wales Terrace Deal CT14 7BE	Replacement balconies and balustrades.	11 <sup>th</sup> September 2024	Awaiting amended drawings.
24/00753	Alice Pitts	1C _ 1B North Street Deal CT14 6NA	Replacement rear pantiles to slate to 1C and rear chimney to be removed from 1B _ 1C.	18 <sup>th</sup> September 2024	Approval granted earlier this week.
24/00764	Abi Wilcox	51 Church Path Deal CT14 9TH	Variation of condition 2 (approved plans) of planning permission 23/01234 for "the erection of a detached dwelling" to allow a reduction in the size of the dwelling.	14 <sup>th</sup> September 2024	Details sent to the agent today so they can make an upfront SAAMs payment and we can issue the decision. There's an extension of time (EOT) to issue the decision.
24/00790	Amber Tonkin	Community Church Deal Stanley Road Deal CT14 7BT	Change of use and conversion into 2 dwellings, insertion of rooflights, replacement of 2 ground floor windows with doors, erection of wall with bi-fold gate to access parking area and provision of associated outdoor amenity space, cycle and bin storage.	24 <sup>th</sup> September 2024	Agreed EOT with agent for minor amends to scheme.

## Deal Town Council

## DDC Decisions September 2024

App No	Ward	Location	Proposal	DTC's Recommendation	DDC's Decision
21/01822	MH	Land On The West Side Of Cross Road Deal CT14 9LA	Outline planning application for the erection of up to 140 dwellings including affordable housing, with public open space, landscaping, and vehicular access (all matters reserved except for access)	Object: In the strongest possible terms as not in the interest of Town/Community. The principal concerns are; Highways: Impact on road safety and the need to be able to link safely to other roads. Housing: The need for housing in the area to be suitable for the local housing needs with larger area devoted to recreational space and greater use of cycle paths and footways. Impact on surface flooding: The development will interfere with the aquifer.	<b>Granted Outline Permission</b>
22/01701	ND	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Erection of first and second-floor extensions, installation of new shopfronts, access doors, additional windows, to form 5no. retail units and 17no. residential dwellings.	Members RESOLVED: Objection. Due to internal arrangements being excessively cramped and no evidence of adequate sound proofing between the individual flats. No adequate fire escapes.	Awaiting Decision
22/01702	ND	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Alterations & extension to form commercial & residential units. Proposed 2nd floor extension. Internal works to incl. demolition of existing walls	Members RESOLVED: Objection. Due to internal arrangements being excessively cramped and no evidence of adequate sound proofing between	Awaiting Decision

			& partitions, & erection of new to all floors. External works to incl. installation of new shopfronts; insertion of 2no. window to ground floor rear elevation.	the individual flats. No adequate fire escapes.	
23/00236	MD	47-51 London Road Deal CT14 9TF	Variation of condition 2 (approved plans) of planning permission DOV/22/00116 (application under Section 73) Installation of 5 EV charging bays, bin store, substation and associated infrastructure	Members RESOLVED: Objection. Due to lack of information on the visual impact of the EV charging bay canopy. Lack of landscape screening and the lighting impact on the surrounding residential area.	Awaiting Decision
23/00482	ND	Land On The North Side Of Northwall Road Deal CT14 6PP	Certificate of Lawfulness (existing) for the continued use as a dwellinghouse	Members RESOLVED. Objection: On the basis that premises are not suitable for human occupation at this present time.	Awaiting Decision
23/01347	ND	68 Southwall Road Deal Kent CT14 9LX	Erection of detached dwelling. Erection of new single storey rear extension to existing dwelling (existing rear extension to be demolished).	Members RESOLVED: No Objection. DTC requests that bee bricks and swift boxes are incorporated into the new building.	Awaiting Decision
23/01406	ND	87 Middle Street Deal CT14 6JN	Replacement of windows to the front and rear elevations, replacement of door and ventilation grille to the rear elevation and	Members RESOLVED: No Objection.	Awaiting Decision

			addition of en-suite bathroom to 1st floor rear bedroom.		
23/01405	ND	87 Middle Street Deal CT14 6JN	Replacement windows, doors, and ventilation grill (retrospective).	Members RESOLVED: No Objection.	Awaiting Decision
23/01449	MD	56 Church Path Deal CT14 9TH	Erection of single and two storey front, side and rear extensions and detached garage (existing side extension and garage to be demolished).	Members RESOLVED: No Objection.	Awaiting Decision
23/01457	MD	Grove Villa 28 Mill Road Deal CT14 9AD	Erection of 13 dwellings with associated landscaping and parking (Existing care facility to be demolished).	Members RESOLVED: No Objection.	Awaiting Decision
24/00143	ND	Alfred Mews 17 Alfred Square Deal CT14 6LR	Replacement windows.	Members RESOLVED: No Objection.	Awaiting Decision
24/00166	ND	3 Lloyd Court High Street Deal CT14 6BN.	Replacement windows.	Members RESOLVED: No Objection.	Awaiting Decision
24/00367	MH	Land On The East Side Of Cross Road Deal CT14 9LA	Variation of condition 1 (approved plans) of planning permission 21/01683 for "Reserved matters application for the details of layout, scale, landscaping and appearance for the erection of 100 dwellings pursuant to outline planning	Members RESOLVED: Objection. DTC object in the strongest terms to the lifting of this condition and find it outrageous at this stage that the developers have gone back on the requirements to produce 30% affordable housing. In the original Planning Officers report, it stated that if the builders	Awaiting Decision

			permission DOV/20/01125" to allow affordable housing to be removed from the scheme.	had not included 30% affordable housing the application should be refused. DTC trusts that DDC will uphold the terms of the original planning application.	
24/00329	ND	Tormore House 150 High Street Deal Kent CT14 6BG	Replacement windows with double glazed timber frame sash windows with grey painted finish. Replacement front door and side alley gate.	Members RESOLVED: Objection. DTC object unless a condition or informative is attached to any permission, to ensure access for other residents that use this alleyway.	Awaiting Decision
24/00623	MD	St Albans House 12 The Grove Deal CT14 9TL	Change of use to 9 self-contained flats, erection of first floor side, single storey rear and two storey/single storey side extensions, insertions of rooflights, landscaping and parking (existing side extension to be demolished).	Members RESOLVED:  1) Objection due to road infrastructure which includes parking and road accessibility. The Flat roof is out of character.  2) Chairperson writes to DDC Planning regarding the design layout of this application.	Awaiting Decision
22/01409	Eastry Rural	Land South West Of Sholden Drive Sandwich Road Sholden CT14 0AD	Reserved Matters application for the details landscaping, layout, scale, and appearance pursuant to outline permission DOV/21/00402 for the erection of 64 dwellings and associated	Members RESOLVED: Objection due to insufficient affordable housing on this development. The whole application should be treated as a single entity of 110 dwellings. Lack of adequate parking for houses on the site and not	Awaiting Decision

			car parking and infrastructure.	enough provision for non-car transport. A programme of planting and maintenance is needed for this site and maintenance of the drainage systems (suds). Chairperson exercised his casting vote for the motion.	
23/01444	ND	1 Broad Street Deal CT14 6ER	Display of 1 externally illuminated sign (retrospective).	Members RESOLVED: Objection. Illuminated sign proportion not in keeping with the conservation area and contrary to the Local Plan.	Awaiting Decision
24/00571	ND	36 Blenheim Road Deal CT14 7DB	Erection of a boundary wall to front, railings/gate, and new front door.	Members RESOLVED: No Objection.	<b>Granted Permission</b>
24/00585	ND	1 St Georges Passage Deal CT14 6TA	Replacement roof tiles and battens.	Members RESOLVED: No Objection.	Awaiting Decision
24/00613	MD	Spar 47 - 51 London Road Deal CT14 9TF	Display of 1 internally illuminated freestanding D6 digital advertisement screen.	Members RESOLVED: Objection, unless they follow the guidance of KCC Highways.	Awaiting Decision
24/00601	ND	1A Brewer Street Deal CT14 6JH	Change of use of garage to residential accommodation, insertion of windows/door to front elevations and 2 roof lights to rear roofslope.	Members RESOLVED: Objection, unless the house is painted white or cream as per 1979 Architectural Appraisal of the Middle Street Conservation area by KCC, the dark	<b>Granted Permission</b>

				colour would be out of character for this street.	
24/00602	ND	1A Brewer Street Deal CT14 6JH	Conversion of garage to residential accommodation. Remove and insert new partitions. Replace staircase in new location. External alterations include: Front elevation, insert 1no ground floor window. replace garage door with door and window. Repaint external render and window joinery. Rear elevation, insert 2no rooflights, Infill 1no door opening.	Members RESOLVED: Objection, unless the house is painted white or cream as per 1979 Architectural Appraisal of the Middle Street Conservation area by KCC, the dark colour would be out of character for this street.	<b>Granted Permission</b>
24/00670	MD	71 London Road Deal CT14 9TG	Erection of 3 detached dwellings with parking (existing garage to be demolished) (self build).	Members RESOLVED: No Objection.	Awaiting Decision
24/00660	ND	5 Griffin Street Deal CT14 6LH	Replacement of existing window with glazed door, installation of new window to 2nd floor and erection of balcony and balustrade to rear and privacy screen.	Members RESOLVED: Objection, due to over-looking and invasion of privacy for resident of No. 4 Griffin Street and over development of this Grade II listed property.	Awaiting Decision
24/00615	MH	Beech Court 86 Rectory Road Deal CT14 9NB	The erection of three storey care home (use class C2) and 8 single storey	Members RESOLVED: No Objection.	Awaiting Decision



			age restricted retirement bungalows (use class C3) with landscaping, parking, access, and other associated works (existing site to be redeveloped).		
24/00675	ND	5 New Street Deal CT14 6JY	Repainting of front facade.	Members RESOLVED: No Objection.	<b>Granted Permission</b>
24/00689	MD	161 London Road Deal CT14 9PL	Erection of a two-storey side extension, front porch and extension to side dormer window.	Members RESOLVED: No Objection.	Awaiting Decision
24/00709	MD	46 Park Avenue Deal CT14 9AW	Erection of two storey and single storey rear extension (conservatory to be demolished).	Members RESOLVED: No Objection.	<b>Granted Permission</b>
23/01405	ND	87 Middle Street Deal CT14 6JN	Replacement timber framed, single glazed windows front and rear, rear door, and ventilation grille.	Members RESOLVED: No Objection.	<b>Granted Permission</b>
23/01406	ND	87 Middle Street Deal CT14 6JN	Replacement of windows to the front and rear elevations, replacement of door and ventilation grille to the rear elevation and addition of en-suite bathroom to 1st floor rear bedroom (part retrospective).	Members RESOLVED: No Objection.	<b>Granted Permission</b>
24/00741	ND	69B High Street Deal CT14 6EH	Insertion of first floor window to the south elevation.	Members RESOLVED: No Objection.	<b>Granted Permission</b>

24/00738	ND	Flat 2 Albany House Chambers 14 Prince Of Wales Terrace Deal CT14 7BE	Replacement balconies and balustrades.	Members RESOLVED: No Objection.	Awaiting Decision
24/00764	MD	51 Church Path Deal CT14 9TH	Variation of condition 2 (approved plans) of planning permission 23/01234 for "the erection of a detached dwelling" to allow a reduction in the size of the dwelling.	Members RESOLVED: No Objection.	Awaiting Decision
24/00711	MD	143 Middle Deal Road Deal CT14 9RJ	Erection of a two-storey front extension, front balcony with glazed balustrade over existing ground floor, roof extension over garage to create habitable accommodation, alterations to windows/doors and cladding (existing single storey front extension to be demolished).	Members RESOLVED: No Objection.	<b>Granted Permission</b>
24/00753	ND	1C & 1B North Street Deal CT14 6NA	Replacement rear pantiles to slate to 1C and rear chimney to be removed from 1B & 1C.	Members RESOLVED: No Objection.	<b>Granted Permission</b>
24/00775	ND	6 Duke Street Deal Kent CT14 6DU	Replacement windows to front elevation.	Members RESOLVED: No Objection.	<b>Granted Permission</b>
24/00712	MH	35 Tormore Park Deal CT14 9UR	Re-pollard one horse chestnut the subject of	Members RESOLVED: No Objection.	<b>Granted Permission</b>

			Tree Preservation Order No 2 of 1965.		
24/00817	ND	The Regent Beach Street Deal CT14 7BP	Erection of 2 screen cinema with restaurant, cafe and multi-function space. Erection of 9 no. dwellings with associated landscaping (existing public toilet block, indoor bus shelter and existing cinema building to be demolished).	Members RESOLVED: Objection. The housing design is not part of the DDC local plan and does not meet appropriate housing needs. 2 small screen cinemas are not viable, the covenant on the Regent was for a suitable cinema for the town. This development would mean a loss of benefits to the public realm; parking, accessible public toilets, bus shelter and waiting room. The proposal will have a negative impact on the setting of the Time Ball Tower.	Awaiting Decision
24/00520	ND	Land Adjacent To The Sandown Castle Community Gardens Sandown Road Deal CT14 6QU.	Erection of a building for the use as a cafe with new pedestrian access.	Members RESOLVED: Objection. This plan needs Scheduled Ancient Monument consent for the siting of the structure, and any ground disturbance. Without Scheduled Ancient Monument consent DTC think this application is premature. The proposed development is adjacent to protected area (SSSI). The plans do not show the exact size of the	Awaiting Decision

				build or location for bin storage. This development will incur increased traffic and parking problems. The style/design of the café is not in keeping with the area	
24/00825	ND	3 Dolphin Street Deal CT14 6LX	Repair and repointing of existing brickwork to front and rear elevations.	Members RESOLVED: No Objection.	Awaiting Decision
24/00820	ND	4 Broad Street Deal CT14 6EP	Insertion of 3 windows to ground floor, front elevation.	Members RESOLVED: No Objection.	Awaiting Decision
24/00790	ND	Community Church Deal Stanley Road Deal CT14 7BT	Change of use and conversion into 2 dwellings, insertion of rooflights, replacement of 2 ground floor windows with doors, erection of wall with bi-fold gate to access parking area and provision of associated outdoor amenity space, cycle and bin storage.	Members RESOLVED: No Objection.	Awaiting Decision
24/00534	ND	Goodwin Cottage 11 Griffin Street Deal CT14 6LQ	Remove ground floor partitions & door, replace wall, floor and ceiling linings. Structural repairs to floor joists, roof rafters and existing steel beams. First floor replace, wall floor and ceiling linings to rear bathroom. External	Members RESOLVED: No Objection.	Awaiting Decision

			alterations include: Replace side addition roof incorporating 1no rooflight. Insert 3no air vents to rear and side elevations.		
24/00533	ND	Goodwin Cottage 11 Griffin Street Deal CT14 6LQ	Replacement roof with rooflight to rear single storey, rooflight to rear first floor, insertion of iron airbricks/flue, glazing in the spandrels of the side of front dormer window (part retrospective).	Members RESOLVED: No Objection.	Awaiting Decision
24/00830	ND	Golden Cottage 9A Golden Street Deal CT14 6JU	Replacement front entrance gate, removal of low capped chimney and alterations to windows and doors.	Members RESOLVED: No Objection.	<b>Granted Permission</b>
24/00801	ND	Golden Cottage 9A Golden Street Deal CT14 6JU	Replacement windows and doors in enlarged openings on rear elevation. Replacement flat roofs, roof lantern and rear roof light and Balcony balustrade. Remove existing low capped chimney. Remove and insert new ground floor internal partition. Replacement	Members RESOLVED: No Objection.	<b>Granted Permission</b>

			front entrance gate.		
24/00851	ND	2 Exchange Street Deal CT14 6LN	Insertion of rear French doors, 2 rooflights to existing single storey extension and replacement windows.	Members RESOLVED: No Objection.	Awaiting Decision
24/00852	ND	2 Exchange Street Deal CT14 6LN	Alterations to single storey rear addition include: raising internal ceiling height, painting part external brickwork. Insert 2no rooflights. Replace rear window with French door. Replace rear elevation 1no first floor window, 3no side elevation ground floor windows. Replace rear fascia, soffit barge boards and rainwater goods.	Members RESOLVED: No Objection.	Awaiting Decision
24/00845	MD	7 Grange Road Deal CT14 9TS	Erection of an outbuilding for use as holiday let (retrospective).	Members RESOLVED: No Objection.	Awaiting Decision
24/00763	MD	7 Sheron Close Deal CT14 9UG	Repollard back to previous pollard points of two Turkey oaks the subject of Tree Preservation Order No 3 of 1989.	Members RESOLVED: Objection to pollarding T2 on illustration, but no objection to T1.	Awaiting Decision

**Total number of Planning Applications = 50**  
**Planning Applications - Still Awaiting Decisions = 35**  
**Planning Applications - Granted Permission = 15**  
**Planning Applications – Refused Permission = 0**  
**Planning Applications – Withdrawn = 0**