



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

To all Committee Members: You are hereby summoned to attend a meeting of the Planning Committee at the Town Hall on **Monday 3rd March 2025** at 7.15pm to transact the business shown on the agenda below.

Members of the public and press are welcome to attend.

Any member of the public may submit a written statement of no more than 500 words relating to any item on this agenda. These must be received by 10am on Friday 28th February 2025 by email to deal.town.council@deal.gov.uk or post to the above address. These statements will be circulated to all present at the meeting and become part of the public record of the meeting, names will be redacted.

Laura Marney – Committee Clerk

Date: 25th February 2025

AGENDA

1	Chairpersons opening remarks:	
2	Apologies for absence:	
3	Declarations of interest: To receive any declarations of interest from Members in respect of business to be transacted on the agenda.	Attach 1
4	Public Participation and Statements received: For councillor information: Members of the public may make representations, answer questions and give evidence at the meeting in respect of the business on the agenda. This shall not exceed 15 minutes.	
5	The minutes of the planning committee meeting held on 3rd February 2025 for approval and signing: Decision required.	Attach 2
6	Planning applications received: Decisions required.	Attach 3
7	DDC Update - UPVc Windows in Conservation Area: Decision required	Attach 4
8	Committee Clerk Report: Information to note.	Attach 5
9	DDC Decisions: For information purposes.	Attach 6
	Date of next meeting: 7th April 2025.	
	Committee Members: 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.ukThe Minutes of the Planning Committee held on Monday 4th February 2025 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 L Craggs Ms E Fogarty (FOND)
 Cllr T Bond

Officers: Mrs L Marney – Committee Clerk Others: 0

1	Chairpersons opening remarks: The Chairperson welcomed everyone to the meeting and read out the fire evacuation procedures and advised Councillors to put their mobile phones on silent.				Chairperson	
2	Apologies for absence: None received.				Committee Clerk	
3	Declarations of interest: Cllr L Craggs declared a VAOI on planning application 25/00003 as this is his neighbour's property.					
4	Public Participation and Statements received: None received.				Committee Clerk	
5	The minutes of the planning committee meeting held on 13th January 2025 for approval and signing: Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 13 th January 2025 as a true and accurate record. The Chairperson duly signed the minutes. (P) Cllr M Walters (S) Cllr T Bond. All agreed.				Chairperson	
6	Planning applications received:				Committee Clerk	
	DDC Ref	Ward	Address	Proposal		Decision
	24/01335	MH	Police House Number 2, 22 Mongeham Road Great Mongeham Deal CT14 9PQ.	Erection of a single storey rear extension (conservatory demolished).		Members RESOLVED: No Objection. (P) Cllr L Craggs (S) Cllr P Findley. All agreed.
	24/01084	ND	7 South Street Deal CT14 7AW	Erection of a building and conversion of two buildings to create 11no. dwellings and 4no. retail units (2no. buildings to be demolished).	Members RESOLVED: Objection. Deal Town Council feel this is an over intensive use of site, severe lack of parking and there is no significant difference from the previous plans submitted. Dover District Council should produce a supplementary guidance paper for both sides of South Street in Deal. Deal Town Council also support	

				the concerns of Kent Fire & Rescue. (P) Cllr L Craggs (S) Cllr M Eddy. 4 For, 1 Against. Motion carried.
25/00003	MD	377 London Road Deal Kent CT14 9PS	Erection of part single storey, part 2-storey rear extension (Existing single storey side extension and rear conservatory to be demolished).	Members RESOLVED: No Objection. (P) Cllr P Findley (S) Cllr M Eddy. All agreed.
25/00001	ND	15 Harold Road Deal Kent CT14 6QH	Erection of single storey rear extension (existing conservatory & WC to be demolished).	Members RESOLVED: No Objection. (P) Cllr T Bond (S) Cllr P Findley All agreed.
24/01303	ND	Saracens Head 1 Alfred Square Deal CT14 6LS	Replacement windows to rear elevation, removal/insertion of windows to rear/side elevations, enlargement of existing rooflight, 2 airbricks to front elevation, replacement doors and amendments to render.	Members RESOLVED: No Objection. (P) Cllr P Findley (S) Cllr M Walters All agreed.
24/01322	ND	Land To The Rear Of 104 Northwall Road Deal CT14 6PP	Erection of 6 semi-detached dwellings with associated access and parking.	Members RESOLVED: Objection. DTC object unless suitable conditions are applied to mitigate the problems with flooding in this part of Deal. (P) Cllr M Eddy (S) Cllr P Findley. 4 For, 1 Against. Motion carried.
25/00024	MH	16 Mill Hill Deal CT14 9EN	Garage conversion to habitable accommodation, garage door to be replaced with window (part retrospective).	Members RESOLVED: No Objection. (P) Cllr L Craggs (S) Cllr P Findley. All agreed.
25/00027	ND	Saltwood Cottage 70B Middle Street Deal CT14 6HN	Replacement timber windows with PVCu to front elevation.	Members RESOLVED: No Objection. Committee Clerk to email DDC chasing response on guidance for UPVC windows in conservation area. (P) Cllr M Walters (S) Cllr L Craggs. All agreed

	25/00045	ND	47A West Lea Deal CT14 6TJ	Conversion of garage to habitable accommodation.	Members RESOLVED: No Objection. (P) Cllr L Craggs (S) Cllr M Eddy. All agreed.	
	25/00038	ND	12 Beaconsfield Road Deal CT14 7BY	Erection of single storey rear extension.	Members RESOLVED: No Objection. (P) Cllr L Craggs (S) Cllr P Findley. All agreed.	
	25/00051	ND	1 Chapel Street Deal CT14 6HW	Replacement single glazed windows to front facade with double glazed heritage slimline units.	Members RESOLVED: No Objection. Committee Clerk to email DDC chasing response on guidance for UPVC windows in conservation area. (P) Cllr P Findley (S) Cllr L Craggs. All agreed	
	25/00043	ND	1 Chapel Street Deal CT14 6HW	Replace existing front elevation render painted to match existing. Replace 3no single glazed windows to front elevation with double glazed heritage slimline units.	Members RESOLVED: No Objection. Committee Clerk to email DDC chasing response on guidance for UPVC windows in conservation area. (P) Cllr P Findley (S) Cllr L Craggs. All agreed	
	25/00066	ND	108 West Street Deal CT14 6EB	Replacement front entrance door (retrospective).	Members RESOLVED: No Objection. (P) Cllr L Craggs (S) Cllr M Walters 2 For, 1 Against, 2 Abstentions. Motion carried.	
7	DDC decisions: Members RESOLVED: To note the information and for Committee Clerk to contact DDC for decision notice report on planning application 24/00932 which was refused outline permission. (P) Cllr T Bond (S) Cllr L Craggs. All agreed.					Committee Clerk
	The Chairperson closed the meeting at 8.05pm					

Deal Town Council – Planning Applications
3rd March 2025

	DDC Ref	Ward	Address	Proposal	Decision
1.	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 permission DOV/20/01125" to vary the 30% (30 dwellings) affordable housing tenure plan to provide 10no. Affordable Rent Units, 12no. Shared Ownership Units and 8no. First Home Units.	
2.	25/00096	MD	Charnwood Manor Avenue Deal CT14 9PN	Erection of single-storey front, rear and side extensions, alterations to windows, fencing/gate, and solar panels to roof (garage and side extension to be demolished).	
3.	25/00077	ND	21 Union Road Deal CT14 6EA	Erection of a free standing pergola.	
4.	25/00115	ND	Maisonette 136A High Street Deal CT14 6BE	Erection of a first floor rear extension.	
5.	25/00108	ND	Dunroamin 19 Ark Lane Deal CT14 6PX	Erection of a single storey front extension and garage conversion to habitable accommodation, replacement roof and timber cladding to garden store.	

6.	25/00159	MD	355 London Road Deal Kent CT14 9PS	Erection of a detached car port.	
7.	25/00163	MD	9 The Grove Deal Kent CT14 9TL	Erection of a single storey rear extension (existing lean-to to be removed).	
8	25/00148	MD	7 Sheron Close Deal CT14 9UG	Fell one Turkey Oak the subject of Tree Preservation Order No 9 of 2016.	

**DEAL TOWN COUNCIL
MEMORANDUM**

To: Councillor M Eddy – Chairperson of the Planning Committee, Committee members
From: Mrs L Marney – Committee Clerk
Date: 20th February 2025
Subject: **DDC Update - UPVc windows in Conservation Area**

At the January Planning Committee meeting held on 13th January 2025, following a discussion on Planning application 24/01308 - Erection of single storey rear extension, replacement windows to front elevation at 196 High Street, Deal. Members RESOLVED: *To raise with DDC the inconsistency on UPVC windows used within the conservation area.*

The Committee Clerk contacted the Head of Planning at Dover District Council and the following response has been received:

“The Heritage Team has been involved (or are involved) in giving advice on these applications. Chapel Street is listed, so the issue of double glazing there is slightly different. It’s only just come to the Heritage Team though so they have no update at present on that one.

Officers don’t tend to accept UPVc in this conservation area. It’s one of our very best and it’s generally well maintained (and it’s our oldest- the earliest designated Conservation Area (CA) in Kent). A CA is designated for its historic and architectural character and appearance and traditional materials are often a key component of that. The approach in this CA has always been to ensure that materials are appropriate. UPVc fails in this respect, in addition to which UPVc rarely if ever replicates the finer detail of timber so can cause harm to the architectural quality of the CA.

Officers start from an assessment of the windows being replaced and identify whether they are historic or modern, and if the former then we do recommend overhauling/weather-tripping them in the 1st instance and/or if it can be done then retrofitting double glazed units. The problem with historic windows is rarely that they are decayed beyond reuse, they just need maintenance. Where replacement of the units is acceptable, officers may agree double glazing but within timber units and usually slimline.

There is another consideration here about embodied energy and sustainability, and how reuse/repair should be the preference over replacement (particularly with UPVc which is a very unsustainable material), which is less of a heritage-based consideration but very important generally”

Decision required: Members to consider how they wish to respond.

DEAL TOWN COUNCIL
MEMORANDUM

To: Councillor M Eddy – Chairperson of the Planning Committee, Committee members
From: Mrs L Marney – Committee Clerk
Date: 21st February 2025
Subject: **Committee Clerk Report**

Please see below update for information only.

Planning Application 24/00932: Ellandune, Coldblow, Deal CT14 9JH – Outline application for a detached dwelling (with all matters reserved except access).

This application was on the Dover District Council planning decision report and provided to members at the last Planning Committee meeting. DDC “refused outline permission” on this application and following a discussion, Members RESOLVED: *That the Committee Clerk contact DDC for the decision notice report on planning application 24/00932 which was refused outline permission.*

Please see attached DDC Officer Decision report.

a) **DOV/24/00932– Outline application for a detached dwelling (with all matters reserved apart from access) – Ellandune, Coldblow, Deal, CT14 9JH**

Reason for report – Number of contrary views (34)

b) **Summary of Recommendation**

Planning permission be refused

c) **Planning Policy and Guidance**

Dover District Local Plan: SP1, SP4, CC2, PM1, PM2, TI1, TI3

National Planning Policy Framework (NPPF) (2024): Paragraphs 7, 8, 11, 48, 83, 84, 115, 135, 180

Planning History – No Planning history

d) **Consultee and Third Party Representations**

Representations can be found in the online planning file, a summary is provided below:

Deal Town Council – No objection

Environmental Health - No Objections raised - conditions recommended in relation to previous contamination of the site and noise from railway track which is approximately 19 metres from the application site.

East Kent Public Rights of Way – No comments to make

KCC Archaeology – No comments received

Third party Representations: 34 in support of the proposal have been received, and are summarised below:

- Would enhance the existing terrace & would blend in with the area
- A detached family house would compliment the area
- The build would be of high quality and would be in keeping with its surroundings
- Would have no impact on neighbours
- Good use of this plot of land – better than using farmland or greenfield land for housing
- Cars have always parked here so no extra cars would use the road
- The plot includes trees and hedges which are proposed to be retained
- The plot is currently unsightly/an eyesore
- More housing is required
- Would provide work to local trades

1 objecting comment has been received for the following reasons:

- The existing access through the hedge is not legal
- The proposed vehicular access is situated on a corner which could be dangerous
- Building works would impact access to existing residents
- Train gates are regularly left open which is dangerous – this would be increased with more vehicles to the site. Could also lead to dangerous increase in traffic using the road access over the manual train crossing
- Lack of infrastructure which are not being improved with the new housing
- Stress on water supply
- Proposed housing must be in keeping with the existing properties

- Impact to wildlife

1. The Site and Proposal

- 1.1 The application site is located to the west of Coldblow, close to the junction with the railway line. The application site outside of any settlement confines. Ellandune is a semi-detached two storey dwellinghouse.
- 1.2 The application site itself is located to the south of Ellandune and is currently used as garden land. The site benefits from extensive tree screening along the east and southeast boundaries of the site.
- 1.3 Access to the site would be via the existing access to the south. The site is not subject to any local or national designation. Public Right of Way (PROW) EE439 is located to the southwest of the site, with PROW EE443 to the west and ED36 to the northeast.
- 1.4 The application is an outline application for one detached dwelling with all matters reserved except for access. The property would benefit from 2 off road parking spaces with proportionately sized garden surrounding the property.
- 1.5 The approximate location of the dwelling is shown in Figure 1. The number of bedrooms has not been specified within this application for Outline permission.

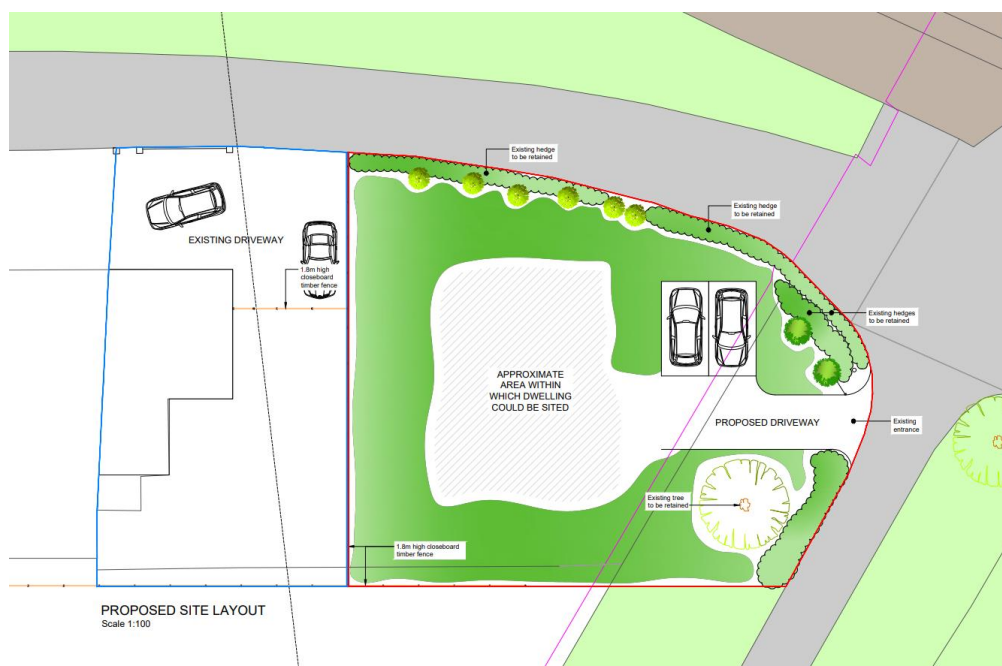


Figure 1: Proposed site layout

- 1.6 The trees around the site boundaries are not protected but are proposed to be retained as part of the proposal (as shown in figure 1 above).

2. Main Issues

- 2.1 The main issues for consideration are:

- Principle of the development
- Impact on visual amenity and the countryside
- Impact on residential amenity
- Impact on highways and travel

Assessment

Principle of Development

- 2.2 The starting point for decision making, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, is the adopted development plan. Decisions should be taken in accordance with the policies in the plan unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework are a significant material consideration in this regard.
- 2.3 Policy SP4 applies to proposals for residential development on unallocated sites and sites outside settlement confines. The policy sets out the appropriate locations for new windfall residential development. The policy is underpinned by an up-to-date analysis of services and amenities at existing settlements, taking into account the availability of public transport, retail, community, education and medical facilities. Using this information and current housing requirements, the policy seeks to deliver a sustainable pattern of development, including within the rural area where there are opportunities for growth at villages (in line with Paragraph 83 of the NPPF).
- 2.4 The application site is approximately 450 metres from the edge of the Deal settlement which contains all the necessary facilities conducive to day to day living. Policy SP4 sets out that minor residential development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within or adjoining the settlement boundaries. The site is outside of the settlement boundaries set out within SP4, it does not immediately adjoin the settlement boundaries, nor is it in accordance with criterion 3 of the draft policy, which sets out exceptions for isolated and non-isolated dwellings. The development of this site for residential use is therefore not supported by Policy SP4.

Impact on visual amenity and countryside

- 2.5 The NPPF in paragraph 131 places great importance on the design of new development, stating that “the creation of high-quality buildings and places is fundamental to what the planning process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable in communities.”
- 2.6 The NPPF also states that planning decisions should ensure that developments ‘will function well and add to the overall quality of the area’, be ‘visually attractive as a result of good architecture, layout and appropriate and effective landscaping’, be ‘sympathetic to local character and history’ and ‘establish or maintain a strong sense of place’ (paragraph 135).
- 2.7 The NPPF further states “*decisions should contribute to and enhance the natural and local environment by... recognising the intrinsic character and beauty of the countryside*” (Paragraph 180).
- 2.8 The National Design Guide advises on good design which needs to reflect the character of its setting and the overall identity of the area. This is further explained in policies PM1 and PM2 of the Local Plan which state that all new residential development must be of the highest design quality both internally and externally, to provide a healthy living environment that meets the needs of the people who live there both now and in the future.
- 2.9 The application site, which would be accessed from Coldblow would only be visible by glimpse views from the entrance to the site. As the application is for Outline Permission only, there are no elevation drawings or information relating to the design of the proposed

dwelling. That said, due to the dense planting along the boundaries of the site (notwithstanding that some of this may need to be removed to provide visibility splays from the access), it is reasonable to conclude that a dwelling could be designed so as to minimise any visual harm to the area, had the application be acceptable in principle.

2.10 Therefore, the proposed development, is considered to preserve the rural character and appearance of this location, in accordance with the aims and objectives of the NPPF and the Local Plan.

Impact upon residential amenity

2.11 As an outline application with all matters reserved, it is not possible to undertake a full assessment of the potential impacts a new dwelling could make on the level of amenity experienced by existing residential properties. However, the proposed layout shows the proposed dwelling could be set off the boundary shared with the nearest residential property, Ellandune to the north. Furthermore, given the size of the site it is reasonable to consider there is scope to design a property which would preserve the existing level of amenity or minimise any harm. This would be fully assessed at the reserved matters stage.

2.12 It is also noted that the proposed dwelling would form only part of the overall site, leaving a good level of outside amenity space as advised in H2 of the National Design Guide.

2.13 The application site is approximately 19 metres from the railway line, which includes the Deal to London High speed link. The close proximity to the railway line and frequency of trains could result in noise disturbance to the potential occupants of the dwelling. Environmental Health request conditions to be imposed in the event that planning permission is granted, to demonstrate a scheme of sound insulation for the new dwelling. Subject to the required internal unoccupied noise levels being achieved, it is considered that the proposed occupiers could provide a good standard of amenity in line with Paragraph 135 of the NPPF and PM2 of the Local Plan.

Highways, Parking and Travel impact

Travel

2.14 Paragraph 83 of the NPPF states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The distance to nearest sustainable settlement of Deal is approximately 450m from the site (as the crow flies). However, access to Deal would be via private vehicle on main roads, or by an unlit, and unmade footpath which currently crosses open land. Residents of the proposed dwelling would not benefit from a frequent timetabled bus service.

2.15 The hierarchy for transport is to prioritise walking and cycling, then more sustainable forms of transport such as public transport and then the private car. Occupants of the proposed dwelling would be reliant on private vehicles for making long trips to reach day to day facilities and services such as schools, doctors and shops. It is unlikely that such trips would be made by foot or by bike due to the travel distance and routes which are available.

2.16 Given the rural location and distance to the nearest sustainable settlement the proposals would be contrary to paragraph 83 of the NPPF as housing on this site would not enhance

or maintain the vitality of the nearest settlement and would therefore constitute unsustainable development.

- 2.17 Policy TI1 states that development should, in so far as its size, characteristic and location, be readily accessible by sustainable transport modes through the provision of high quality, engineered, safe and direct walking and cycling routes within a permeable site layout, contribute to sustainable transport proposals including off-site improvements to cycling and walking routes and public transport facilities, and make provision for secure cycle parking and storage in accordance with the Parking Standards. It states that the Council will safeguard the Public Rights of Way network, and other existing cycle and walking routes, from development that would compromise their use and will encourage their enhancement and extension.
- 2.18 The application site is adjacent to the skylark loop cycle route, which connects Dover and Deal, with the villages in between. The application site would therefore have safe and direct access to cycle routes in accordance with Policy TI1.

Access

- 2.19 The access is included for consideration within this application. The proposed access would be location close to the junction of Coldblow with an access leading to Coldblow Farm. There is an existing gap in the boundary vegetation and gates across this access point. Whilst leading to a grassed area of garden, it appears that this has been used for vehicular access to the existing dwelling. A plan indicating visibility splays has not been provided and it is not considered that the existing access would be capable of providing suitable visibility. However, it is note that the access would be onto a likely lightly traffic access road to Coldblow Farm, with reasonable visibility in either direction along Coldblow. Whilst it is not considered that the limited vehicle movements to and from the site would cause severe harm to highway safety, should permission be granted, it would be appropriate to require details of the visibility splays which could be achieved (including some loss of boundary vegetation within the site) to be submitted for approval.

Parking

- 2.20 Policy TI3 requires proposals to meet the requirements of Kent Design Guide Review: Interim Guidance Note 3. These requirements set out that dwellings of 2 and 3 bedrooms require 2 spaces per dwelling. While the number of bedrooms has not been specified, the application site could comfortably accommodate 2 allocated parking spaces plus a visitor parking space if required. The proposals are therefore considered to be in accordance with Policy TI3.

3. Conclusion

- 3.1 The development would result in an unjustified development located in an unsustainable location beyond the settlement confines. Whilst some weight is attributed in favour of the development by virtue of the provision of an additional dwelling and short term economic benefits during the construction phase, it is not considered that these are unique to this site and they do not weigh heavily in favour of the development. Consequently, the proposals would conflict with the overarching aims and objectives of the Local Plan and the NPPF and it is recommended that planning permission should be refused. There are no material considerations which indicate that permission should be granted contrary to the development plan.

4. Recommendation

I PLANNING PERMISSION BE REFUSED, for the following reasons:

- 1) The development would result in an unjustified development located in an unsustainable location beyond the settlement confines, where occupants would be reliant upon the unsustainable forms of transport to access the facilities and services upon which they would rely. The development would be contrary to policy SP4 of the Local Plan and paragraphs 83 and 84 of the NPPF.

II Powers to be delegated to the Head of Planning and Development to settle the reasons for refusal in line with the issues set out in the recommendation and as resolved by the Planning Committee.

Case Officer: Amber Tonkin

The Human Rights Act (1998)

Human rights issues relevant to this application have been taken into account. The Assessment section above and the Recommendation represent an appropriate balance between the interests and rights of the applicant (to enjoy their land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

**Deal Town Council
DDC Decisions – February 2025**

App No	Ward	Location	Proposal	DTC's Recommendation	DDC's Decision
22/01701	ND	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Erection of first and second-floor extensions, installation of new shopfronts, access doors, additional windows, to form 5no. retail units and 17no. residential dwellings.	Members RESOLVED: Objection. Due to internal arrangements being excessively cramped and no evidence of adequate sound proofing between the individual flats. No adequate fire escapes.	Awaiting Decision
22/01702	ND	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Alterations & extension to form commercial & residential units. Proposed 2nd floor extension. Internal works to incl. demolition of existing walls & partitions, & erection of new to all floors. External works to incl. installation of new shopfronts; insertion of 2no. window to ground floor rear elevation.	Members RESOLVED: Objection. Due to internal arrangements being excessively cramped and no evidence of adequate sound proofing between the individual flats. No adequate fire escapes.	Awaiting Decision
23/00236	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.	Granted Permission
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
24/00143	ND	Alfred Mews 17 Alfred Square Deal CT14 6LR	Replacement windows.	Members RESOLVED: No Objection.	Granted Permission
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 permission DOV/20/01125" to allow affordable housing to be removed from the scheme.	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 had not included 30% affordable housing the application should be refused. DTC trusts that DDC will uphold the terms of the original planning application.	Awaiting Decision
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.	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

			Replacement front door and side alley gate.		
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
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
24/00613	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.	Granted Permission
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
24/00817	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	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	Awaiting Decision

			cinema building to be demolished).	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.	
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.	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 alterations include: Replace side addition roof incorporating 1no rooflight. Insert 3no air vents to rear and side elevations.	Members RESOLVED: No Objection.	Awaiting Decision

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
24/00870	ND	The Three Compasses 129 Beach Street, Deal CT14 6JS	Change of use and conversion to 2 dwellings.	Members RESOLVED: No Objection.	Awaiting Decision
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.	Members RESOLVED: Objection. Due to lack of clarity with the layout on the plans. DTC support the concerns of the Environment Agency, and they need to be addressed.	Awaiting Decision
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).	Members RESOLVED: Objection. Greater clarity on the flood risk is needed, and the concerns of the Environment Agency need to be addressed.	Awaiting Decision
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).	Members RESOLVED: No Objection.	Withdrawn

24/00904	ND	13 Alfred Square, Deal CT14 6LR	Erection of a single storey rear extension and rear dormer/velux window.	Members RESOLVED: No Objection.	Awaiting Decision
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.	Members RESOLVED: No Objection.	Awaiting Decision
24/01050	Eastr y Rural	Land South West Of Sholden Drive Sandwich Road Sholden Kent	Reserved matters application pursuant to outline application 22/00652 for the details of appearance, landscaping, layout and scale for phase 2A, for the erection of 81 dwellings, car parking and infrastructure.	Members RESOLVED: Objection. DTC maintains its objection to this development, but as outline permission has already been granted, DTC would want a condition added that improvement to the sewage system plans be made before houses are constructed. Conditions added to provide a suitable number of bee & swift bricks on this development. Consideration be given for disability access and all forms of energy saving mechanisms.	Awaiting Decision
24/00796	ND	247 Sandown Road Deal CT14 6QS	Erection of a two storey side extension with front balcony with railings (existing side porch to be demolished).	Members RESOLVED: Objection. DTC object on the basis that the overnight accommodation is on the ground floor in a flood risk area and the balcony and bulk of the building means visibility	Granted Permission

				for vehicles rounding the property is reduced. The balcony is inconsistent with the current street scene.	
24/01084	ND	7 South Street Deal CT14 7AW	Erection of a building and conversion of two buildings to create 11 no new dwellings and 4no. retail units (2no. buildings to be demolished).	Members RESOLVED: Objection. DTC feel this is an over intensive use of the site, and there is a severe lack of parking. DDC should look at an area plan for supplementary planning guidance for the South Street area.	Awaiting Decision
24/01199	MD	Deal Town FC Sports And Social Club Charles Sports Ground And Stadium St Leonards Road Deal CT14 9AU.	Erection of a single storey side extension to existing changing rooms and alteration to windows/doors (existing toilet block to be demolished).	Members RESOLVED: No Objection.	Granted Permission
24/01233	MH	Land To West Of Ellens Road Deal CT14 9JJ.	Variation of condition 6 (one year permission) of planning permission 22/00685 for "construction of a temporary vehicular access and turning area for one year" to extend the temporary access until 31st December 2025.	Members RESOLVED: No Objection. We can find no material planning objection for refusal, but we maintain our original objection to proposed development of this land.	Awaiting Decision
24/00615	MH	Beech Court, 86 Rectory Road Deal CT14 9NB	The erection of three storey care home (use class C2) and 7 single storey age restricted retirement bungalows (use class C3) with landscaping, parking, access, and other associated works	Members RESOLVED: No Objection.	Awaiting Decision

			(existing site to be redeveloped).		
24/01122	ND	Goodwin Cottage 11 Griffin Street Deal CT14 6LQ	Replacement of existing timber ladder with new staircase from ground to 1st floor.	Members RESOLVED: No Objection.	Refused Permission
24/01277	ND	74 Middle Street Deal CT14 6HL	Change of use of first and second floors to residential with associated alterations to front elevation.	Members RESOLVED: No Objection.	Awaiting Decision
24/01272	MD	Warden House Primary School Birdwood Avenue Deal Kent CT14 9SF	Refurbishment of existing teaching block including replacement of existing pitched roof with timber flat roof structure, alterations to glazing to the front and rear elevations, installation of new glazing to left and right elevations, fire exit doors and timber cladding to the external walls.	Members RESOLVED: No Objection.	Granted Permission
24/01248	MH	44-46 Mill Hill Deal Kent CT14 9EW	Erection of a detached bungalow and sub-division of the existing property to 2 residential dwellings (Existing garage and rear extension to be demolished).	Members RESOLVED: No Objection.	Refused Permission
24/01316	ND	104 Northwall Road Deal CT14 6PP	Erection of a first floor extension, balcony and glass balustrade to front (existing conservatory and part single story extension to be demolished).	Members RESOLVED: No Objection.	Awaiting Decision

24/01308	ND	196 High Street Deal CT14 6BL	Erection of single storey rear extension, replacement windows to front elevation, re-paint front door/elevation and replacement roof tiles (existing conservatory to be demolished).	Members RESOLVED: Objection. Application is incomplete as there is no information on single storey rear extension, and raise with DDC the inconsistency on UPVC windows used within the conservation area.	Granted Permission
24/01328	ND	Seaward Facing Wall Of Mary Hougham Almshouses The Marina Deal CT14 6LG	Installation of commemorative plaque.	Members RESOLVED: No Objection.	Granted Permission
24/01335	MH	Police House Number 2, 22 Mongeham Road Great Mongeham Deal CT14 9PQ.	Erection of a single storey rear extension (conservatory demolished).	Members RESOLVED: No Objection.	Refused Permission
24/01084	ND	7 South Street Deal CT14 7AW	Erection of a building and conversion of two buildings to create 11no. dwellings and 4no. retail units (2no. buildings to be demolished).	Members RESOLVED: Objection. Deal Town Council feel this is an over intensive use of site, severe lack of parking and there is no significant difference from the previous plans submitted. Dover District Council should produce a supplementary guidance paper for both sides of South Street in Deal. Deal Town Council also support the concerns of Kent Fire & Rescue.	Awaiting Decision
25/00003	MD	377 London Road Deal Kent CT14 9PS	Erection of part single storey, part 2-storey rear extension (Existing single storey side extension and rear conservatory to be demolished).	Members RESOLVED: No Objection.	Awaiting Decision

25/00001	ND	15 Harold Road Deal Kent CT14 6QH	Erection of single storey rear extension (existing conservatory & WC to be demolished).	Members RESOLVED: No Objection.	Granted Permission
24/01303	ND	Saracens Head 1 Alfred Square Deal CT14 6LS	Replacement windows to rear elevation, removal/insertion of windows to rear/side elevations, enlargement of existing rooflight, 2 airbricks to front elevation, replacement doors and amendments to render.	Members RESOLVED: No Objection.	Awaiting Decision
24/01322	ND	Land To The Rear Of 104 Northwall Road Deal CT14 6PP	Erection of 6 semi-detached dwellings with associated access and parking.	Members RESOLVED: Objection. DTC object unless suitable conditions are applied to mitigate the problems with flooding in this part of Deal.	Awaiting Decision
25/00024	MH	16 Mill Hill Deal CT14 9EN	Garage conversion to habitable accommodation, garage door to be replaced with window (part retrospective).	Members RESOLVED: No Objection.	Awaiting Decision
25/00027	ND	Saltwood Cottage 70B Middle Street Deal CT14 6HN	Replacement timber windows with PVCu to front elevation.	Members RESOLVED: No Objection. Committee Clerk to email DDC chasing response on guidance for UPVC windows in conservation area.	Awaiting Decision
25/00045	ND	47A West Lea Deal CT14 6TJ	Conversion of garage to habitable accommodation.	Members RESOLVED: No Objection.	Awaiting Decision
25/00038	ND	12 Beaconsfield Road Deal CT14 7BY	Erection of single storey rear extension.	Members RESOLVED: No Objection.	Awaiting Decision

25/00051	ND	1 Chapel Street Deal CT14 6HW	Replacement single glazed windows to front facade with double glazed heritage slimline units.	Members RESOLVED: No Objection. Committee Clerk to email DDC chasing response on guidance for UPVC windows in conservation area.	Awaiting Decision
25/00043	ND	1 Chapel Street Deal CT14 6HW	Replace existing front elevation render painted to match existing. Replace 3no single glazed windows to front elevation with double glazed heritage slimline units.	Members RESOLVED: No Objection. Committee Clerk to email DDC chasing response on guidance for UPVC windows in conservation area.	Awaiting Decision
25/00066	ND	108 West Street Deal CT14 6EB	Replacement front entrance door (retrospective).	Members RESOLVED: No Objection.	Awaiting Decision

Total number of Planning Applications = 49

Planning Applications - Still Awaiting Decisions = 36

Planning Applications - Granted Permission = 9

Planning Applications – Refused Permission = 3

Planning Applications – Withdrawn = 1