



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 9th June 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 6th June 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: 3rd June 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 6th May 2025 for approval and signing: Decision required.	Attach 2
6	Planning applications received: Decisions required.	Attach 3
7	Review - Planning Committee Terms of Reference: Decision required.	Attach 4
8	DDC decisions: For information purposes.	Attach 5
	Date of next meeting: 1st July 2025.	
	Committee Members: Cllr M Eddy, Cllr P Findley, Cllr T Bond, Cllr M Walters, Cllr A Friend, Mr R Green and Mrs E Fogarty	

Declaration of Interest

ATTACHMENT 1

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

**The Minutes of the Planning Committee held on Tuesday 6th May 2025 at the
Town Hall at 7.15pm**

Present: Cllr M Eddy (Chairperson)
Cllr P Findley (Vice Chairperson)
Cllr L Craggs
Cllr M Walters

Cllr T Bond
Mr R Green (The Deal Society)
Ms E Fogarty (FOND)

Officers: Mrs L Marney – Committee Clerk

Others: 6 Members of the public.

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: None received				
4	Public Participation and Statements received: The developer spoke and provided the committee with information for planning application 25/00350 - St Georges Hall, High Street, Deal, a member of the public spoke objecting to this planning application and a separate written statement was also received objecting to this application. A member of the public spoke objecting to planning application 25/00391 - Land to the North West of Deal Business Park, Southwall Road. A written statement from a member of the public was received objecting to planning applications 25/00364 & 25/00365 NatWest, 31 High Street, Deal.				Committee Clerk
5	The minutes of the planning committee meeting held on 7th April 2025 for approval and signing: Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 7 th April 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	
	25/00350	ND	St Georges Parish Hall High Street Deal CT14 6EG	Erection of a terrace of 4 two-storey dwellinghouse s, 2 two-storey detached dwellinghouse s and a three-storey corner building of 3no. self-contained	Members RESOLVED: Objection. DTC Object on the grounds that this is an over development of the site, and the design is not in keeping with the conservation area. This development will be a loss of a community asset to the residents of Deal. (P) Cllr T Bond

			apartments with associated development (Existing buildings to be demolished).	(S) Cllr M Walters. 4 For, 1 Against. Motion carried.
25/00364	ND	National Westminster Bank Plc 31 High Street Deal CT14 6EW	Replacement entrance door and installation of air conditioning condenser units and extract grilles.	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr M Eddy. All Agreed.
25/00365	ND	National Westminster Bank Plc 31 High Street Deal CT14 6EW	Display of 3 fascia signs and 2 projecting signs, all internally illuminated.	Members RESOLVED: No Objection. (P) Cllr L Craggs. (S) Cllr M Walters. All Agreed.
25/00337	MD	150 Middle Deal Road Deal CT14 9RJ	Insertion of rear dormer window to facilitate a loft conversion with Juliette balcony and roof lights to front roof slope.	Members RESOLVED: No Objection. (P) Cllr L Craggs. (S) Cllr M Walters. All Agreed.
25/00356	ND	50 Blenheim Road Deal Kent CT14 7DD	Erection of a single storey rear/side extension.	Members RESOLVED: No Objection. (P) Cllr L Craggs (S) Cllr M Eddy. All Agreed.
25/00347	ND	120 High Street Deal CT14 6BB	Insertion of 2 windows to side elevation and display of hanging sign.	Members RESOLVED: No Objection. (P) Cllr L Craggs. (S) Cllr P Findley. All Agreed.
25/00320	MH	115 Station Road Deal CT14 9JN	Erection of 30 dwellings with associated access, parking, attenuation pond, public open space, play area, soft	Members RESOLVED: Objection. DTC object, as this is an over development of the site. This development will increase pressure on the existing over stretched road network; Station Road, Ellens

				and hard landscaping.	Road and Dover Road. Not enough affordable housing and this development is not in the 2024 Local Plan. The Ecological survey was not done at the right time of year and therefore not viable. (P) Cllr M Eddy (S) Cllr M Walters. All Agreed.	
	25/00322	ND	Flat 2 63 Victoria Road Deal CT14 7AY	Replacement windows to front elevation.	Members RESOLVED: No Objection. (P) Cllr L Craggs. (S) Cllr M Walters. 4 For, 1 Against. Motion Carried.	
	25/00367	MD	Grange House 15 Grange Road Deal CT14 9TS	Erection of an outbuilding for ancillary use.	Members RESOLVED: Objection. DTC object unless a condition is attached that prohibits habitation and commercial use. (P) Cllr M Eddy. (S) Cllr M Walters. All Agreed.	
	25/00289	MD	26 Grange Road Deal CT14 9TS	Erection of a single storey rear/side extension (existing conservatory to be demolished).	Members RESOLVED: No Objection. (P) Cllr P Findley. (S) Cllr M Walters. All Agreed.	
	25/00391	MD	Land North West Of Deal Business Park Southwall Road Deal CT14 9FH	Outline application for the erection of up to 4,200sqm of commercial space with associated parking and infrastructure; with all matters reserved except access.	Members RESOLVED: Objection. DTC object due to the impact of extra traffic & HGVs which will cause a severe strain on the residential road structure, and due to the flood risk in this area of Deal. (P) Cllr M Walters. (S) Cllr P Findley. All Agreed.	

	25/00372	MH	19 Manor Road Deal CT14 9BT	Erection of a workshop/games room (existing outbuilding to be demolished).	Members RESOLVED: No Objection. (P) Cllr L Craggs. (S) Cllr T Bond. All Agreed
	25/00360	ND	Pemberley 123 Middle Street Deal CT14 6JX	Rendering works to front elevation (retrospective).	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr P Findley. All Agreed.
	25/00361	ND	Pemberley 123 Middle Street Deal CT14 6JX	Rendering works to front elevation.	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr P Findley. All Agreed
	24/00870	ND	The Three Compasses 129 Beach Street Deal CT14 6JS	Change of use and conversion of ground floor to 1no. holiday let.	Members RESOLVED: No Objection. (P) Cllr L Craggs. (S) Cllr M Walters. All Agreed.
	24/00871	ND	The Three Compasses 129 Beach Street Deal CT14 6JS	Conversion of restaurant to 1No. holiday let to incl: Removal of existing & erection of new partition walls, infil; of openings to ground floor; raising of part of ground floor level, internal lining of external walls to ground floor & creation of new opening to 1st floor.	Members RESOLVED: No Objection. (P) Cllr L Craggs. (S) Cllr M Walters. All Agreed.
	25/00389	ND	23 High Street Deal CT14 7AA	Change of use of first floor to residential, erection of a first-floor extension to create to self-contained flats with alterations	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr L Craggs. All Agreed.

			to ground floor to create 2 new entrances and 2 retail units.	
25/00420	ND	4 Broad Street Deal CT14 6ER	Display of non-illuminated fascia sign and vinyl window graphics to ground and first floor windows.	Members RESOLVED: No Objection. (P) Cllr M Eddy. (S) Cllr L Craggs. All Agreed.
25/00419	ND	199 - 199A Beach Street Deal CT14 6LZ	Re-pointing side elevation garden wall. Change of external colour of render front and side elevations.	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr T Bond. All Agreed.
25/00439	ND	31 Water Street Deal Kent CT14 6DJ	Replacement windows. Replacement fascia, timber repairs and installation of air bricks to front elevation (Part retrospective).	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr T Bond. 4 For, 1 Abstention. Motion Carried.
25/00413	MD	390A London Road Deal CT14 9PS	Erection of a building to include 6 self-contained flats and erection 2 dwellings with associated parking and access.	Members RESOLVED: Objection. DTC object on the grounds that this is an over development of the site. (P) Cllr T Bond. (S) Cllr M Eddy. 2 For, 2 Against, 1 Abstention. The Chairperson used their casting vote and the motion was carried.
25/00392	ND	98 Golf Road Deal CT14 6QG	Erection of 2 dwellings, formation of new vehicle access and associated parking (existing garage to be demolished).	Members RESOLVED: No Objection. (P) Cllr T Bond. (S) Cllr M Walters. 4 For, 1 Abstention. Motion Carried.

7	Premises Licence application:			Committee Clerk
	Ref	Address	Proposal	
	Premises Licence	The Ship, 141 Middle Street, Deal CT14 6JZ	Grant of Premises Licence 1)To enable the sale of alcohol between Monday to Sunday 10.00 to 01.00 2)To enable live and recorded music Sunday to Thursday 23.00 to 00.00. Friday & Saturday 23.00 00.30. 3)To enable the provision of hot food and drink Sunday to Thursday 23.00 to 01.00. Friday & Saturday 23.00 to 01.30. 4) To enable the sale of alcohol, playing of live and recorded music, and late night refreshment for extended hours on News Years as specified in the application.	Members RESOLVED: No Objection. (P) Cllr T Bond. (S) Cllr L Craggs. All Agreed.
8	DDC Decisions: Members RESOLVED: To note the report and that Committee Clerk keeps record of DDC decisions relating to UPVc window planning applications. (P) Cllr P Findley (S) Cllr T Bond. All Agreed.			Committee Clerk
9	Committee Clerk Report: Members RESOLVED: To note the report. (P) Cllr L Craggs (S) Cllr T Bond. All Agreed.			Committee Clerk
	The Chairperson closed the meeting at 9.32pm			

Deal Town Council – Planning Applications

9th June 2025

	DDC Ref	Ward	Address	Proposal	Decision
1	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).	
2	25/00481	ND	92 Golf Road Deal CT14 6QG	Erection of a single storey side/rear extension, insertion of 2 windows to ground floor side elevation (Existing conservatory and chimney to be removed).	
3	25/00483	MD	The Co-operative Food Hamilton Road CT14 9BE	Installation of canopy, coldrooms and mechanical plant in rear yard, new launderette and parcel locker to side elevation and new bollards and external lights to the front and yard elevations.	
4	25/00464	ND	11 Silver Street Deal CT14 6LB	Repointing of front elevation and painting of existing painted masonry, render and joinery.	
5	25/00526	ND	15 Canute Road Deal CT14 6QY	Erection of a single storey rear/side extension (existing outbuildings and rear ramp to be demolished).	
6	25/00527	MD	273 London Road Deal CT14 9PW	Erection of a detached garage (existing garage to be demolished).	
7	24/00670	MD	71 London Road Deal CT14 9TG	Erection of 3 detached dwellings with parking	

				(existing garage to be demolished) (self build).	
8	25/00565	ND	Saxby House 15 Victoria Road Deal CT14 7AS	Erection of a single storey rear extension; new lightwells to rear elevation; new external steps and balustrade to existing front lightwell and insertion of door and 3 conservation roof windows (existing rear conservatory to be demolished).	
9	25/00566	ND	Saxby House 15 Victoria Road Deal CT14 7AS	Erection of single storey rear extension (demolition of conservatory), alteration to rear projection roof structure, installation of 3 no. rooflights, replacement of bay window with French doors, infill of openings, creation of new openings, relocation of doorway, introduction of partition walls, wall linings, insulation and mechanical ventilation, insertion of new lintel, replacement of 2 no. fire surrounds and refurbishment of existing windows. External works include introduction of 2 no. light wells and balustrade and construction of external steps.	

10	25/00554	ND	44 Wellington Road Deal CT14 7AL	Replace wall tiles with render.	
11	25/00563	ND	100 Golf Road Deal CT14 6QG	Erection of a single storey side extension for use as annexe accommodation (existing garage to be demolished).	
12	25/00583	ND	49 - 51 High Street Deal Kent CT14 6EL	Display of 1 non-illuminated fascia sign.	
13	25/00499	ND	100 High Street Deal CT14 6EE	Certificate of lawfulness (existing) for the erection of rear extension with roof terrace.	
14	25/00484	ND	44 Godwyn Road Deal CT14 6QW	Erection of a dwelling (self-build).	
15	25/00492	ND	1 Ranelagh Road Deal Kent CT14 7BG	Change of use from bed and breakfast to residential.	
16	25/00552	ND	138A High Street Deal CT14 6BE	Replacement windows to the rear elevation. Refurbishment of existing rear extension including replacement roof, windows and doors and external cladding.	
17	25/00601	MH	11 Lydia Road Deal CT14 9JX	Erection of a rear dormer to facilitate a loft conversion and change of roof slope from hip to gable.	

**DEAL TOWN COUNCIL
MEMORANDUM**

To: Cllr M Eddy – Chairperson of the Environment Committee, Committee members
From: Mrs L Marney – Committee Clerk
Date: 29th May 2025
Subject: **Review – Terms of Reference**

As Members will be aware every DTC Council Committee has a terms of reference. These outline clear and specific information on how the Committee is organised, its objectives, membership details, responsibilities and meeting schedules as directed by Full Council. **(See attached the current Planning Committee terms of reference for information).**

I have been reviewing the Planning Committee's terms of reference, and I have the following recommendations to make to the current document:

- To add the frequency of the Planning Committee meetings.
- Item 7 on the current document – remove “Public Entertainment Licenses” and replace it with “all Licensing applications”
- Item 10 on the current document – “Making representations to the appropriate authority in respect of the provision and maintenance of litter bins, street cleaning, waste recycling and other related initiatives.” be removed and to be recommended to be included on the Environment Committee terms of reference.
- Item 11 on the current document – “Making representations to the appropriate authority in relation to the provision and maintenance of all street furniture within the town.” be removed and be recommended to be included on the Transport & Infrastructure Committee terms of reference.
- Item 13 on the current document – “All other matters which are the responsibility of third-party agencies and affect directly the town's-built environment and infrastructure.” to be removed and replaced with “All other matters which are the responsibility of third-party agencies and affect directly the Town's responsibilities under the town and country planning legislation.”
- To update the current format to be in line with the format of other Deal Town Council Committees. **(See attached new format for Planning Committees terms of reference).**

Recommendations:

1. Members to agree to the above updates, and to the new format for the Planning Committee terms of reference to be in line with the layout of other DTC Committees.
2. Members to agree that this new layout format and recommendations for the Planning Committee terms of reference are referred to Full Council for approval.

Decision required: Members to consider the above recommendations.

(Current Format)
Terms of Reference: Planning Committee

The Planning Committee are responsible for the following;

- 1** Making representations to the Local Planning Authority on applications for planning permission i.e. to recommend support, no objection or refusal of an application – if refusal, reasons will also be given.
- 2** Making representations in respect of appeals against the refusal of planning permission.
- 3** Making representations in respect of enforcement action or breaches of planning regulations.
- 4** Making representations regarding street naming.
- 5** Considering and monitoring any development plans relating to the town and making appropriate representations.
- 6** Making representations to the appropriate Planning Authority in respect of all other planning matters not referred to above.
- 7** Making representations on all Public Entertainment Licence applications to Dover District Council, as notified by it.
- 8** Making representations and attending at the Court proceedings (where necessary) on all applications for Justices/Transfer of Justices Licences to the Magistrates when notified of such applications.
- 9** Making representations to the appropriate authority in respect of highway issues related to planning applications and road traffic orders.
- 10** Making representations to the appropriate authority in respect of the provision and maintenance of litter bins, street cleaning, waste recycling and other related initiatives.
- 11** Making representations to the appropriate authority in relation to the provision and maintenance of all street furniture within the town.
- 12** If appropriate, recommending to the Finance & General Purposes Committee revenue or capital expenditure over and above Council's approved budget.
- 13** All other matters which are the responsibility of third-party agencies and affect directly the town's-built environment and infrastructure.
- 14** Should a meeting of the planning committee be inquorate, or an extension for a response cannot be secured, the Planning Clerk and the Town Clerk are both authorised to respond to planning applications on the Council's behalf after consultation with the Chairperson and Vice Chairperson of the Planning Committee when possible.
- 15** Protect, conserve, and enhance Deal's built environment and distinctive heritage by ensuring that any development is sustainable, with sufficient infrastructure to support it and that all development meets the highest environmental standards.

(New Format)
Terms of Reference: Planning Committee

Aim: The Deal Town Council Planning Committee will make representation to the Local Planning Authority on applications for planning permission i.e. to recommend support, no objection or refusal of an application – if refused reasons will be given that are in line with the NPPF (National Policy Planning Framework).

Status: The Planning Committee shall be a Standing Committee of Deal Town Council appointed at the Annual Meeting of the Council. It has the power to make decisions which support aims of the committee without the need to refer to Full Council unless a matter is specifically referred up. It is subject to the same general rules of conduct in relation to meetings as set out in the Council's Standing Orders.

Membership: The Committee shall consist of elected Members of Deal Town Council. Its quorum shall be 3.

Co-options: Co-opted members shall be representatives of organisations and individuals who in the opinion of the Committee shall enhance the effectiveness and representation of the Committee. The Committee will submit co-option recommendations to Full Council for decision. Co-opted members shall not have voting rights.

Meetings: Meetings of the Committee shall normally take place monthly. The time, date and place of meetings shall be determined by the Council at the Annual Council Meeting, or otherwise by the Council.

Budget: If appropriate, recommend to the Finance & General Purposes Committee revenue or capital expenditure.

Objectives:

- Making representations in respect of appeals against the refusal of planning permission.
- Making representations in respect of enforcement action or breaches of planning regulations.
- Making representations regarding street naming.
- Considering and monitoring any development plans relating to the town and making appropriate representations.
- Making representations to the appropriate Planning Authority in respect of all other planning matters not referred to above.
- Making representations on all Licensing applications to Dover District Council, as notified by it.
- Making representations and attending at the Court proceedings (where necessary) on all applications for Justices/Transfer of Justices Licences to the Magistrates when notified of such applications.
- Making representations to the appropriate authority in respect of highway issues related to planning applications and road traffic orders.

- Making representations to the appropriate authority in relation to the provision and maintenance of all street furniture within the town.
- If appropriate, recommending to the Finance & General Purposes Committee revenue or capital expenditure over and above Council's approved budget.
- All other matters which are the responsibility of third-party agencies and affect directly the Town's responsibilities under the town and country planning legislation.
- Should a meeting of the planning committee be inquorate, or an extension for a response cannot be secured, the Planning Clerk and the Town Clerk are both authorised to respond to planning applications on the council's behalf after consultation with the Chairperson and Vice Chairperson of the Planning committee when possible
- Protect, conserve, and enhance Deal's built environment and distinctive heritage by ensuring that any development is sustainable, with sufficient infrastructure to support it and that all development meets the highest environmental standards.

**Deal Town Council
DDC Decisions – May 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

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
24/00670	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 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	Erection of a building for the use as a cafe	Members RESOLVED: Objection. This plan needs Scheduled	Awaiting Decision

		Castle Community Gardens Sandown Road Deal CT14 6QU.	with new pedestrian access.	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.	
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
24/00870	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	Conversion of restaurant to 2 dwellings to incl: Replacement of	Members RESOLVED: Objection. Due to lack of clarity with the layout on the plans. DTC support	Awaiting Decision

		Street, Deal CT14 6JS	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.	the concerns of the Environment Agency, and they need to be addressed.	
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
24/01050	Eastry 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
24/01233	MH	Land To West Of Ellens Road 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	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

			temporary access until 31st December 2025.		
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 (existing site to be redeveloped).	Members RESOLVED: No Objection.	Awaiting Decision
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.	Refused Permission
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
25/00027	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.	Refused Permission
25/00038	ND	12 Beaconsfield Road Deal CT14 7BY	Erection of single storey rear extension.	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	Members RESOLVED: No Objection	Awaiting Decision

			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.		
25/00115	ND	Maisonette 136A High Street Deal CT14 6BE	Erection of a first floor rear extension.	Members RESOLVED: No Objection	Awaiting Decision
25/00202	ND	13 Clanwilliam Road Deal CT14 7BX	Erection of a dwelling (Self-build).	Members RESOLVED: No Objection.	Awaiting Decision
25/00235	ND	Maisonette 47 Queen Street Deal CT14 6EY	Change of use of use and conversion, from (Class E) to (Class C3), to create 4 self-contained flats to include a basement extension and insertion of 2 windows to rear ground floor.	Members RESOLVED: No Objection.	Awaiting Decision
25/00204	ND	Land Forming Part of Sandfield Farm Northwall Road Deal CT14 6PP	Change of use of land for dog walking, erection of a fence/gate, shelter and parking (retrospective).	Members RESOLVED: No Objection.	Granted Permission
25/00262	MH	24 Redsull Avenue Deal Kent CT14 9HU	Erection of single storey and part two storey rear extension.	Members RESOLVED: No Objection.	Refused Permission
25/00286	ND	Citizens Advice Bureau The Cedars 26	Erection of 2 rear dormer windows to facilitate a loft conversion,	Members RESOLVED: No Objection.	Granted Permission

		Victoria Road Deal CT14 7BJ	insertion 5 rooflights, garden doors to replace window on east elevation, insertion of window on south elevation, repointing of brickwork, repaint of window frames, creation of vehicular parking space, alteration to front wall and insertion of pedestrian gate (2 chimneys to be removed).		
25/00310	MD	56 Church Path Deal Kent CT14 9TH	Erection of single storey rear and side extension, front porch and replacement garage/carport.	Members RESOLVED: No Objection.	Granted Permission
25/00325	MD	219 Middle Deal Road Deal CT14 9SW	Erection of a single storey rear, side and first floor side extensions (existing link extension demolished).	Members RESOLVED: No Objection.	Granted Permission
25/00229	MD	7 Grange Road Deal CT14 9TS	Crown reduction back to previous pruning points of one Beech the subject of Tree Preservation Order No 3 of 2000.	Members RESOLVED: Objection: Due to insufficient justification for the Works.	Granted Permission
25/00258	MH	5 Addelam Close Deal CT14 9LT	Overall crown reduction by 3 metres of one Beech (T1) the subject of Tree Preservation Order No. 2 of 1965.	Members RESOLVED: No Objection.	Granted Permission

25/00230	MH	5 Tormore Mews Deal CT14 9SX	Overall crown reduction of 2 - 3 metres of 3 x Holm Oaks (G1) the subject of Tree Preservation Order No 2 of 1965.	Members RESOLVED: No Objection.	Granted Permission
25/00350	ND	St Georges Parish Hall High Street Deal CT14 6EG	Erection of a terrace of 4 two-storey dwellinghouses, 2 two-storey detached dwellinghouses and a three-storey corner building of 3no. self-contained apartments with associated development (Existing buildings to be demolished).	Members RESOLVED: Objection. DTC Object on the grounds that this is an over development of the site, and the design is not in keeping with the conservation area. This development will be a loss of a community asset to the residents of Deal.	Awaiting Decision
25/00364	ND	National Westminster Bank Plc 31 High Street Deal CT14 6EW	Replacement entrance door and installation of air conditioning condenser units and extract grilles.	Members RESOLVED: No Objection.	Refused Permission
25/00365	ND	National Westminster Bank Plc 31 High Street Deal CT14 6EW	Display of 3 fascia signs and 2 projecting signs, all internally illuminated.	Members RESOLVED: No Objection.	Granted Permission
25/00337	MD	150 Middle Deal Road Deal CT14 9RJ	Insertion of rear dormer window to facilitate a loft conversion with Juliette balcony and roof lights to front roof slope.	Members RESOLVED: No Objection.	Granted Permission
25/00356	ND	50 Blenheim Road Deal Kent CT14 7DD	Erection of a single storey rear/side extension.	Members RESOLVED: No Objection.	Granted Permission
25/00347	ND	120 High Street Deal CT14 6BB	Insertion of 2 windows to side elevation and display of hanging sign.	Members RESOLVED: No Objection.	Granted Permission

25/00320	MH	115 Station Road Deal CT14 9JN	Erection of 30 dwellings with associated access, parking, attenuation pond, public open space, play area, soft and hard landscaping.	Members RESOLVED: Objection. DTC object, as this is an over development of the site. This development will increase pressure on the existing over stretched road network; Station Road, Ellens Road and Dover Road. Not enough affordable housing and this development is not in the 2024 Local Plan. The Ecological survey was not done at the right time of year and therefore not viable.	Awaiting Decision
25/00322	ND	Flat 2 63 Victoria Road Deal CT14 7AY	Replacement windows to front elevation.	Members RESOLVED: No Objection.	Refused Permission
25/00367	MD	Grange House 15 Grange Road Deal CT14 9TS	Erection of an outbuilding for ancillary use.	Members RESOLVED: Objection. DTC object unless a condition is attached that prohibits habitation and commercial use.	Awaiting Decision
25/00289	MD	26 Grange Road Deal CT14 9TS	Erection of a single storey rear/side extension (existing conservatory to be demolished).	Members RESOLVED: No Objection.	Granted Permission
25/00391	MD	Land North West Of Deal Business Park Southwall Road Deal CT14 9FH	Outline application for the erection of up to 4,200sqm of commercial space with associated parking and infrastructure; with all matters reserved except access.	Members RESOLVED: Objection. DTC object due to the impact of extra traffic & HGVs which will cause a severe strain on the residential road structure, and due to the flood risk in this area of Deal.	Awaiting Decision
25/00372	MH	19 Manor Road Deal CT14 9BT	Erection of a workshop/games room (existing outbuilding to be demolished).	Members RESOLVED: No Objection.	Granted Permission

25/00360	ND	Pemberley 123 Middle Street Deal CT14 6JX	Rendering works to front elevation (retrospective).	Members RESOLVED: No Objection.	Awaiting Decision
25/00361	ND	Pemberley 123 Middle Street Deal CT14 6JX	Rendering works to front elevation.	Members RESOLVED: No Objection.	Awaiting Decision
24/00870	ND	The Three Compasses 129 Beach Street Deal CT14 6JS	Change of use and conversion of ground floor to 1no. holiday let.	Members RESOLVED: No Objection.	Awaiting Decision
24/00871	ND	The Three Compasses 129 Beach Street Deal CT14 6JS	Conversion of restaurant to 1No. holiday let to incl: Removal of existing & erection of new partition walls, infil; of openings to ground floor; raising of part of ground floor level, internal lining of external walls to ground floor & creation of new opening to 1st floor.	Members RESOLVED: No Objection.	Awaiting Decision
25/00389	ND	23 High Street Deal CT14 7AA	Change of use of first floor to residential, erection of a first- floor extension to create to self- contained flats with alterations to ground floor to create 2 new entrances and 2 retail units.	Members RESOLVED: No Objection.	Granted Permission
25/00420	ND	4 Broad Street Deal CT14 6ER	Display of non- illuminated fascia sign and vinyl window graphics to ground and first floor windows.	Members RESOLVED: No Objection.	Granted Permission

25/00419	ND	199 - 199A Beach Street Deal CT14 6LZ	Re-pointing side elevation garden wall. Change of external colour of render front and side elevations.	Members RESOLVED: No Objection.	Awaiting Decision
25/00439	ND	31 Water Street Deal Kent CT14 6DJ	Replacement windows. Replacement fascia, timber repairs and installation of air bricks to front elevation (Part retrospective).	Members RESOLVED: No Objection.	Awaiting Decision
25/00413	MD	390A London Road Deal CT14 9PS	Erection of a building to include 6 self-contained flats and erection 2 dwellings with associated parking and access.	Members RESOLVED: Objection. DTC object on the grounds that this is an over development of the site.	Awaiting Decision
25/00392	ND	98 Golf Road Deal CT14 6QG	Erection of 2 dwellings, formation of new vehicle access and associated parking (existing garage to be demolished).	Members RESOLVED: No Objection.	Awaiting Decision

Total number of Planning Applications = 53

Planning Applications - Still Awaiting Decisions = 33

Planning Applications - Granted Permission = 15

Planning Applications – Refused Permission = 5

Planning Applications – Withdrawn = 0