



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 10th November 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 7th November 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: 4th November 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 2nd October 2025 for approval and signing: Decision required.	Attach 2
6	Planning applications received: Decisions required.	Attach 3
7	Correspondence received: Planning application 25/00976 (Land At New Park Straight Mile Betteshanger Northbourne). 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: 8th December 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.

ATTACHMENT 2

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 Thursday 2nd October 2025 at the
Town Hall at 7.15pm

Present: Cllr M Eddy (Chairperson)
Cllr P Findley
Cllr M Walters

Mr Robin Green (The Deal Society)
Ms E Fogarty (FOND)

Officers: Mrs L Marney – Committee Clerk

Others: 1

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: Cllr T Bond and Cllr A Friend due to prior commitments.				Committee Clerk
3	Declarations of interest: Cllr M Eddy declared a VAOI on planning application 25/01006 – 123 Mill Hill, Deal CT14 9JB as this is a neighbouring property.				
4	Public Participation and Statements received: Correspondence received from a resident raising an objection to planning application 25/00392 – 98 Golf Road, Deal CT14 6QG.				Committee Clerk
5	The minutes of the planning committee meeting held on 1st September 2025 for approval and signing: Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 1 st September 2025 as a true and accurate record. The Chairperson duly signed the minutes (P) Cllr M Walters (S) Cllr P Findley. All agreed.				Chairperson
6	Mongeham Conservation Area extension: Members RESOLVED: To accept the proposed extension to the Great Mongeham conservation area and delegate authority to the Committee Clerk to feedback to DDC Heritage Team. (P) Cllr M Eddy (S) Cllr M Walters. All agreed.				Committee Clerk
7	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 three-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. (P) Cllr P Findley. (S) Cllr M Walters. All agreed.

25/01002	MH	Land South West Of Trystar Ellens Road Deal	Reserved Matters application for details of access, landscaping, layout, scale, appearance and discharge of condition 4, pursuant to outline permission 22/00170 (Outline Application for a Self Build Project, for a Low Impact 3 to 4 Bedroom Dwelling, using Sustainable Design and Construction Methods (with all matters reserved)).	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr P Findley. All agreed.
25/00975	ND	Queen Anne House 13 Middle Street Deal CT14 7AG	Re-pointing front and side elevation.	Members RESOLVED: No Objection. DTC welcome the approach taken by the property owner. (P) Cllr P Findley. (S) Cllr M Eddy. All agreed.
25/00960	ND	7 Golden Street Deal CT14 6JU	Removal of pitched roof, erection of a second storey extension and new roof terrace.	Members RESOLVED: Objection. DTC feel this development will have a serious adverse impact on the conservation area and will be overlooking adjacent properties. (P) Cllr M Walters. (S) Cllr P Findley. All agreed.
25/00961	ND	7 Golden Street Deal CT14 6JU	Conversion of garage to habitable accommodation, insertion of windows to front/rear and	Members RESOLVED: Objection. DTC feel this development will have a serious adverse impact on the conservation area, the dwarf wall will be out of keeping with the area and the rear windows on

			new dwarf wall with railings.	the property are overlooking neighbouring properties. (P) Cllr M Walters. (S) Cllr P Findley. All agreed.
25/01006	MH	123 Mill Hill Deal CT14 9JB	Erection of a first floor rear extension.	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr P Findley. 2 For, 1 Abstention. Motion carried.
25/01000	MD	2 Roman Close Deal Kent CT14 9XJ	Change of use of land for the creation of parking for ancillary use and erection of retaining wall and fence (retrospective).	Members RESOLVED: No Objection. (P) Cllr P Findley. (S) Cllr M Eddy. All agreed.
25/01033	MD	32 Court Marsh Road Deal CT14 9ZD	Erection of single storey side extension, change of use of amenity land to garden and erection of 1.8m fencing.	Members RESOLVED: Objection. DTC object on the basis that there is a lack of design and access statement, and the lack of information regarding ownership of land therefore DTC feel they cannot make a justifiable decision on this application, also the fence height is too high for a Roadside property. (P) Cllr P Findley (S) Cllr M Walters All agreed.
25/01018	MD	6 Claremont Road Deal CT14 9TX	Erection of a single storey rear/side extension, insertion of ground floor window to side elevation (existing garage and single storey rear extension to be demolished).	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr P Findley. All agreed

	25/01029	ND	42 Wellington Road Deal CT14 7AL	Erection of a ground and first floor rear extensions and detached annexe for ancillary use.	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr P Findley. All agreed.	
	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) (amended plans, re-advertised).	Members RESOLVED: Objection. DTC object on the basis that this development will have a detrimental impact on neighbouring amenity, also there is unsatisfactory access and parking on the site plans that have not been addressed in this amended application. (P) Cllr P Findley. (S) Cllr M Eddy. All agreed.	
	25/00989	MH	6 Tormore Park Deal CT14 9UY	Fell to ground level one Lime (T1) the subject of Tree Preservation Order No 2 of 1965.	Members RESOLVED: Objection. DTC strongly object on the basis that there is no evidence that the tree is diseased, therefore there is no need for it to be felled. (P) Cllr Findley. (S) Cllr Walters. All agreed.	
	25/00987	MH	71 Patterson Close Deal CT14 9NA	Crown reduce by 2 metres in height and by 1.5 metres laterally of one Sycamore (T3) the subject of Tree Preservation Order No 2 of 1965.	Members RESOLVED: Objection. Due to insufficient information on this application to justify the Works. (P) Cllr M Walters. (S) Cllr P Findley. All agreed.	
8	Walmer Outdoor Gym: Members RESOLVED: To accept the following response to questions supplied by Walmer Town Council: <i>Do members agree there is a need to increase the number/capacity/variety of outdoor sports & recreational for older teens and adults (13+) in the Deal & Walmer area? (If not please explain why.) - Yes</i> <i>Do members agree that a free community asset which helps the local community to improve their health & wellbeing should be supported? (If not please explain why.) - Yes</i>					Committee Clerk

	<i>Do members agree that the proposed outdoor gym design can deliver the benefits as outlined in the Project Scope document? (If not please explain why.) - Yes</i> <i>Do members think the proposed design and location will properly support the needs of the community? (If not please explain why.) - Yes</i> <i>Any other comments/feedback. – Deal Town Council believe that the Outdoor Gym would be beneficial to the community.</i> (P) Cllr P Findley (S) Cllr M Walters. All agreed.	
9	DDC decisions: Members RESOLVED: To note the information. (P) Cllr P Findley (S) Cllr M Walters. All agreed.	Committee Clerk
	The Chairperson closed the meeting at 8.42pm	

Deal Town Council – Planning Applications

10th November 2025

	DDC Ref	Ward	Address	Proposal	Decision
1	25/01060	MH	Site South Of Marlborough Road Deal	Reserved matters application for the details of access, appearance, landscaping, layout and scale and discharge of conditions 1, 3, 9, 11, 12 & 14 pursuant to outline permission 20/01245 (Erection of up to 9no. dwellings (with all matters reserved)).	
2	25/00320	MH	115 Station Road Walmer Deal CT14 9JN	Erection of 30 dwellings with associated access, parking, attenuation pond, public open space, play area, soft and hard landscaping (existing dwelling to be demolished). (Amended)	
3	25/00360	ND	Pemberley 123 Middle Street Deal CT14 6JX	Rendering works to front elevation and replacement of windows on front elevation. (Amended)	
4	25/00361	ND	Pemberley 123 Middle Street Deal CT14 6JX	Rendering works to front elevation and replacement of windows on front elevation. (Amended)	
5	25/01032	ND	112 Sandown Road Deal CT14 6NX	Change of use of garage to short-term letting with associated alterations.	

6	25/01115	ND	104 Middle Street Deal CT14 6JW	Erection of a 2-storey rear extension, rear dormer window, and solar panels to roof.	
7	25/01111	Eastry Rural	Almond House Betteshanger Sustainable Parks Betteshanger Road Betteshanger CT14 0EN	Variation of condition 1 of planning application 24/00526 (Reserved Matters application for the details landscaping, layout, access, scale and appearance for the residential phase of approved outline permission DOV/20/00419 (Outline application with all matters reserved for up to 210 dwellings including up to 12 self-build plots, together with up to 2,500 sqm of office (Use Class B1) floorspace and up to 150 sqm of retail (Class E) floorspace.)) to allow delivery of 12 custom build houses and associated changes to site layout.	
8	25/01121	ND	Land On The North Side Of Northwall Road Deal	Erection of a dwelling (Self-build/Custom build) (existing dwelling to be demolished).	
9	25/01134	ND	Telephone Box Outside 55 - 57 High Street Deal Kent	Display of 2 illuminated digital 75" LCD display screens.	

10	25/01133	ND	Telephone Box Outside 55 - 57 High Street Deal Kent	Erection of 1 BT Street Hub, incorporating 2 digital 75" LCD advert screens (BT Phone Kiosk removed).	
11	25/00862	ND	13 High Street Deal CT14 7AA	Erection of detached dwelling and change of use of land to residential curtilage (amended description, re-advertised).	
12	25/01128	MH	2 Yew Tree Close Deal Kent CT14 9UX	Fell 3 Sycamores (T1, T2 and T3), all the subject of Tree Preservation Order No. 2 of 1965.	

DEAL TOWN COUNCIL
MEMORANDUM

To: Councillor M Eddy – Chairperson of the Planning Committee, Committee members
From: Mrs L Marney – Committee Clerk
Date: 30th October 2025
Subject: Correspondence received – Planning Application 25/00976

Deal Town Council have received correspondence from a resident regarding Planning application 25/00976 - Land at New Park Straight Mile Betteshanger Northbourne.

This is a full planning application for the development of holiday lodges, associated amenity buildings, arrival centre and group spaces, the change of use of existing dwellings for ancillary office, staff accommodation and back-of-house operations, use of Northbourne Park Preparatory School for event functions, landscaping and biodiversity enhancements, new access and internal trails, car parking, and associated infrastructure.

The resident has provided the information below relating to the ongoing Ecological Impact Assessment carried out by Bioscan dated August 2025.

“Biodiversity interest of the New Park site

Bats

Nine Bat species utilize the site including the priority species Greater Horseshoe Bat, Lesser Horseshoe, Common Pipistrelle, Nathusius'pipistrelle, Soprano pipistrelle Serotine, Noctule and Brown Eared Bat. Greater and lesser horseshoe bats are very rare in Kent.

Bats are a European Protected Species.

Site assessed as being of Regional importance for Bats.

Invertebrates

424 species of Invertebrates have been recorded so far. Of these 30 are regarded as Key Species, the most notable including, the:

Norfolk Hawker Dragonfly fully protected under the Wildlife and Countryside Act.

Bright Wave moth- nationally scarce, a Flea Beetle (Orchrosis Ventralis), the Small Plain Stiletto Fly (Thereva Fulva) and the Small Heath butterfly.

Site is of County importance for Invertebrates.

Reptiles

Low numbers of Common Lizard and exceptional numbers of Slowworm present throughout suitable habitat. The exceptional numbers of Slowworm qualify the site as a Key Reptile Site under the Key Reptile Site Register as adapted for Kent by the Kent Amphibian and Reptile Group.

The site is assessed as being of County importance for its Reptile population. The Reptiles are partially protected under the Wildlife and Countryside Act.

Birds

48 bird species have been recorded including notable breeding species such as Firecrest, Skylark, Linnet and Song Thrush. Notable aggregations of Stock Dove and occasional Barn Owl plus Tawny Owls. The bird assemblage is of 'notable value' at the District level.

Three species namely Fieldfare, Firecrest and Barn Owl are fully protected under Schedule 1 of the Wildlife and Countryside Act. 10-11 Firecrest territories were recorded. Eight of the 48 species recorded are on the Red List of Conservation Concern namely Common Gull, Fieldfare, Greenfinch, Herring Gull, House Sparrow, Linnet, Mistle Thrush and Skylark.

Eight of the 48 are listed as priority species under the Natural Environment and Rural Communities Act 2006 namely Bullfinch, Dunnock, Linnet, Skylark, Song Thrush, Herring Gull, Starling and House Sparrow.

Mammals

It appears to be an important site for Badgers but as all the information about them has been redacted there is no way of assessing the impact of the proposed development. Foxes, Field Vole and Shrews have also been recorded. Hedgehog and Harvest Mouse may well be present also.

Irreplaceable Habitats

A likely veteran Yew tree within the North of the site is assessed as an irreplaceable habitat.

Priority Habitats of Principal Importance under the Natural Environment and Rural Communities Act 2006 include:

Lowland mixed deciduous woodland
Lowland Beech and Yew woodland
Lowland Calcareous Grassland
Hedgerows.

Other species of conservation concern

Uncommon plant species such as White Helleborine and Wild Strawberry.

The woodland is assessed as being of high biodiversity value. The woodland and grassland is assessed as being of importance at the District level.

Should a site as valuable as this for its biodiversity be developed? I think not. We have already lost the two Betteshanger sites to development – enough is enough.

Mitigation and Biodiversity Net Gain.

Mitigation measures will be put in place e.g a sensitive lighting system to mitigate effects on Bats, construction activities to be carried out outside the Bird nesting season, vegetation clearance prior to construction to mitigate effect on Reptiles, a noise management scheme, designated walking trails and recommended dog walking areas, dogs on leads etc. A detailed Habitat management scheme is included.

A Biodiversity Net Gain of 19% is claimed. 30% for hedgerows. This would be largely achieved by the creation and expansion of grassland and woodland primarily in areas currently used for arable crops, the idea being to create a Parkland mosaic including two ponds, plus more hedgerows would be planted.

But there will be 96 cabins – maybe 200 people onsite plus dogs when it is full. It is expected that people will be using the site all the time. At its busiest (ie for large group events) there could be 300 people onsite (plus dogs) and amplified music would be allowed for such gatherings.

What chance for the Wildlife? I think the resultant disturbance and damage may well counteract the benefits of the mitigation and BNG.

Also, BNG is not a tried and tested method of ensuring that a site is left in a better state, environmentally, than it was prior to the development. It is in an experimental phase and its success will depend on the quality of the measures proposed for the site and the quality of the monitoring that will have to be carried out by DDC.

Who will be implementing the BNG and mitigation measures? How will it be ensured that these are done correctly according to the Habitat Management plan?

Does DDC have the resources to monitor BNG for the site over the next 30 years? How effective will it be?

There is no certainty about any of this. For a site as important as this for biodiversity planning permission should be refused.”

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 October 2025
Subject: **Committee Clerk Report**

Delegated Authority Planning Applications

The Committee Clerk received the planning applications below directly after the last Planning Committee meeting, unfortunately Dover District Council were unable to provide extensions for these applications in order for them to be discussed at our November Committee meeting.

The Town Clerk then authorised these applications to be actioned under delegated authority, after liaison between the Town Clerk, Committee Clerk, and Chairperson, the following decisions were made:

DDC Ref	Address	Reason	Decision
25/00367	Grange House 15 Grange Road Deal CT14 9TS	Erection of an outbuilding for ancillary use.	Objection – DTC object on the grounds that the height & scale are overbearing and the design is out of keeping with the area.
25/00974	Land Rear Of 24 And 26 Albert Road Deal CT14 9RE	Erection of a dwelling with associated parking and landscaping (Self-Build).	No Objection
25/01005	152 High Street Deal CT14 6BG	Change of use of the garden to commercial.	No Objection

These planning decisions were then loaded onto the DDC Planning Portal by the Committee Clerk on 10th October prior to the DDC deadlines.

Decision required: Members to note this information.

Deal Town Council

DDC Decisions – October 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

24/00534	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
24/01322	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
25/00202	ND	13 Clanwilliam Road Deal CT14 7BX	Erection of a dwelling (Self-build).	Members RESOLVED: No Objection.	Awaiting Decision
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
25/00367	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

25/00391	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
25/00360	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
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
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. Due to the increased traffic and lack of infrastructure and the development is in a flood risk area. The solution to the Plan D house type is out of character with the other house types in the area.	Awaiting Decision
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	Members RESOLVED: No Objection.	Granted Permission

			balustrade to existing front lightwell and insertion of door and 3 conservation roof windows (existing rear conservatory to be demolished).		
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.	Members RESOLVED: No Objection.	Granted Permission
25/00499	ND	100 High Street Deal CT14 6EE	Certificate of lawfulness (existing) for the erection of rear extension with roof terrace.	Members RESOLVED: No Objection.	Withdrawn
25/00484	ND	44 Godwyn Road Deal CT14 6QW	Erection of a dwelling (self-build).	Members Resolved: Objection. DTC object on the grounds of the Environment Agency recommendation.	Awaiting Decision

25/00644	MD	Play Padel Club Tides Leisure Centre Park Avenue Deal CT14 9UU	Relocation of existing container and adjustment of height of side cover wall (retrospective).	Members RESOLVED: Objection, on the basis that the down pipe is causing damage to KCC property and needs to be re-routed.	Awaiting Decision
25/00802	ND	144A College Road Deal CT14 6BX	Variation of condition 2 (approved plans) and 3 (materials) of planning permission 24/00314 for "Garage conversion to habitable accommodation, erection of a single storey front extension, changes to facade, insertion of rear steps/railings, and alterations to windows and doors (existing part garage and front porch to be demolished)" to allow changes to the cladding.	Members RESOLVED: No Objection	Granted Permission
25/00625	MD	1 Warden House Mews London Road Deal CT14 9WD	Crown reduce to 2 metres below previous pruning points and reduce large low lateral limbs to crown lift the canopy of one Oak (T1) the subject of Tree Preservation Order No 6 of 1988.	Members RESOLVED: Objection, this reduction is excessive and there is no reason for this degree of reduction to this tree.	Awaiting Decision
25/00912	ND	12 King Street Deal Kent CT14 6HX	Conversion of existing commercial building to 3 commercial units, 3 parking spaces and 15 dwellings with associated storage area, cycle store and bin stores.	Members RESOLVED: No Objection.	Awaiting Decision
25/00812	MD	25 Court Close Deal CT14 9YH	Erection of a garage (existing shed to be demolished)	Members RESOLVED: No Objection.	Granted Permission

25/00864	ND	71 Canute Road Deal Kent CT14 6QX	2-storey side and rear extension.	Members RESOLVED: Objection. Due to overbearing impact and significant loss of natural light to neighbouring properties.	Granted Permission
25/00862	ND	13 High Street Deal Kent CT14 7AA	Erection of detached dwelling.	Members RESOLVED: Objection. On the basis that the materials proposed are not appropriate for the conservation area.	Awaiting Decision
25/00871	ND	Star Cottage 106 Middle Street Deal CT14 6JW	Second floor rear extension; single storey rear extensions; garden shed/storage outbuilding and insertion of new opening windows into existing lightwells on front elevation (includes partial demolition of existing rear extension).	Members RESOLVED: Objection. The cladding proposed is not appropriate for the conservation area.	Granted Permission
25/00866	ND	7 Duke Street Deal CT14 6DU	Erection of a single storey rear extension, rear dormer window, insertion of window to first floor side and rear elevation, new replacement joinery to the front façade (part demolition of rear extensions).	Members RESOLVED: No Objection.	Granted Permission
25/00909	ND	39 High Street Deal Kent CT14 6EL	Display of one internally illuminated fascia sign and one internally illuminated projecting sign.	Members RESOLVED: No Objection.	Granted Permission
25/00917	MD	96 Manor Road Deal CT14 9DB	Installation of boiler flue; Recreation of opening to ground floor; Lining of kitchen wall; Works to rear chimney.	Members RESOLVED: No Objection.	Granted Permission

25/00886	ND	12 High Street Deal CT14 7AE.	Display of 1 non-illuminated projecting sign.	Members RESOLVED: No Objection.	Granted Permission
25/00923	MD	37 St Leonards Road Deal CT14 9AU	Erection of a rear first floor extension, rear dormer window, and 2 rooflights.	Members RESOLVED: No Objection.	Granted Permission
25/00907	ND	24 High Street Deal CT14 7AE	Change of use of part ground floor and first/second floors to residential, solar panel to roof, and replacement windows/door.	Members RESOLVED: No Objection.	Granted Permission
25/00928	MH	Unit 7 Marlborough Road Industrial Estate Marlborough Road Deal CT14 9LE	Change of use from Class B to an indoor sports facility Class E(d).	Members RESOLVED: No Objection.	Granted Permission
25/00947	ND	191 Beach Street Deal CT14 6LY	Replacement roof to existing single storey rear extension, insertion of rooflight to existing two storey rear/side elevation, new door and window to rear/side elevation.	Members RESOLVED: No Objection.	Granted Permission
25/00948	ND	191 Beach Street Deal CT14 6LY	Replace flat roof with pitched roof & replace existing window with door & window all to single storey rear extension; insert 1x roof window to rear/side elevation of two storey rear addition. Upgrade internal & roof insulation, erect partitions to form shower room & remove external paint to 2 storey rear addition. Enlarge existing opening to ground floor. Erection of	Members RESOLVED: No Objection.	Granted Permission

			partitions & creation of new openings to form ensuite & bathroom to 1st floor.		
25/00831	MH	6 Bowser Close Deal CT14 9NF	Crown reduce by 2 metres in height crown and in lateral spread by 1-1.5 metres and clear epicormic growth up to a height of 8 metres of one Oak (T1) the subject of Tree Preservation Order No 2 of 1965.	Members RESOLVED: Objection. On the basis that there is no necessity for the works and it will make the tree look visually substandard. There will also be a biodiversity loss if the work is carried out.	Awaiting Decision
25/00350	ND	St Georges Parish Hall High Street Deal CT14 6EG	Erection of a terrace of 4 three-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. (P) Cllr P Findley. (S) Cllr M Walters. All agreed.	Awaiting Decision
25/01002	MH	Land South West Of Trystar Ellens Road Deal	Reserved Matters application for details of access, landscaping, layout, scale, appearance and discharge of condition 4, pursuant to outline permission 22/00170 (Outline Application for a Self Build Project, for a Low Impact 3 to 4 Bedroom Dwelling, using Sustainable Design and Construction Methods (with all matters reserved).	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr P Findley. All agreed.	Awaiting Decision

25/00975	ND	Queen Anne House 13 Middle Street Deal CT14 7AG	Re-pointing front and side elevation.	Members RESOLVED: No Objection. DTC welcome the approach taken by the property owner. (P) Cllr P Findley. (S) Cllr M Eddy. All agreed.	Granted Permission
25/00960	ND	7 Golden Street Deal CT14 6JU	Removal of pitched roof, erection of a second storey extension and new roof terrace.	Members RESOLVED: Objection. DTC feel this development will have a serious adverse impact on the conservation area and will be overlooking adjacent properties. (P) Cllr M Walters. (S) Cllr P Findley. All agreed.	Awaiting Decision
25/00961	ND	7 Golden Street Deal CT14 6JU	Conversion of garage to habitable accommodation, insertion of windows to front/rear and new dwarf wall with railings.	Members RESOLVED: Objection. DTC feel this development will have a serious adverse impact on the conservation area, the dwarf wall will be out of keeping with the area and the rear windows on the property are overlooking neighbouring properties. (P) Cllr M Walters. (S) Cllr P Findley. All agreed.	Awaiting Decision
25/01006	MH	123 Mill Hill Deal CT14 9JB	Erection of a first floor rear extension.	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr P Findley. 2 For, 1 Abstention. Motion carried.	Awaiting Decision
25/01000	MD	2 Roman Close Deal Kent CT14 9XJ	Change of use of land for the creation of parking for ancillary use and erection of retaining wall and fence (retrospective).	Members RESOLVED: No Objection. (P) Cllr P Findley. (S) Cllr M Eddy. All agreed.	Awaiting Decision

25/01033	MD	32 Court Marsh Road Deal CT14 9ZD	Erection of single storey side extension, change of use of amenity land to garden and erection of 1.8m fencing.	Members RESOLVED: Objection. DTC object on the basis that there is a lack of design and access statement, and the lack of information regarding ownership of land therefore DTC feel they cannot make a justifiable decision on this application, also the fence height is too high for a Roadside property. (P) Cllr P Findley (S) Cllr M Walters All agreed.	Awaiting Decision
25/01018	MD	6 Claremont Road Deal CT14 9TX	Erection of a single storey rear/side extension, insertion of ground floor window to side elevation (existing garage and single storey rear extension to be demolished).	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr P Findley. All agreed	Awaiting Decision
25/01029	ND	42 Wellington Road Deal CT14 7AL	Erection of a ground and first floor rear extensions and detached annexe for ancillary use.	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr P Findley. All agreed.	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) (amended plans, re-advertised).	Members RESOLVED: Objection. DTC object on the basis that this development will have a detrimental impact on neighbouring amenity, also there is unsatisfactory access and parking on the site plans that have not been addressed in this amended application. (P) Cllr P Findley. (S) Cllr M Eddy. All agreed.	Awaiting Decision

25/00989	MH	6 Tormore Park Deal CT14 9UY	Fell to ground level one Lime (T1) the subject of Tree Preservation Order No 2 of 1965.	Members RESOLVED: Objection. DTC strongly object on the basis that there is no evidence that the tree is diseased, therefore there is no need for it to be felled. (P) Cllr Findley. (S) Cllr Walters. All agreed.	Granted Permission
25/00987	MH	71 Patterson Close Deal CT14 9NA	Crown reduce by 2 metres in height and by 1.5 metres laterally of one Sycamore (T3) the subject of Tree Preservation Order No 2 of 1965.	Members RESOLVED: Objection. Due to insufficient information on this application to justify the Works. (P) Cllr M Walters. (S) Cllr P Findley. All agreed.	Granted Permission

Total number of Planning Applications = 53

Planning Applications - Still Awaiting Decisions = 34

Planning Applications - Granted Permission = 18

Planning Applications – Refused Permission = 0

Planning Applications – Withdrawn = 1