



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 8th December 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 5th December 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: 2nd December 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 10th November 2025 for approval and signing: Decision required.	Attach 2
6	Planning applications received: Decisions required.	Attach 3
7	Correspondence received: Friends of Betteshanger: 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: 5th January 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 Monday 10th November 2025 at the
Town Hall at 7.15pm

Present: Cllr M Eddy (Chairperson) Cllr A Friend
Cllr T Bond (Vice Chairperson) Cllr M Walters
Cllr P Findley Ms E Fogarty (FOND)

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: Mr R Green (Co-opted Member) due to illness.				Committee Clerk
3	Declarations of interest: Cllr A Friend declared a VAOI on planning application 25/01121 – Land on the North Side of Northwall Road in Deal, as the applicant is a personal friend.				
4	Public Participation and Statements received: None received.				Committee Clerk
5	The minutes of the planning committee meeting held on 2nd October 2025 for approval and signing: Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 2 nd October 2025 as a true and accurate record. The Chairperson duly signed the minutes. (P) Cllr A Friend (S) Cllr P Findley. All agreed.				Chairperson
6	Planning applications received:				Committee Clerk
	DDC Ref	Ward	Address	Proposal	
	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)).	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr T Bond. 4 For, 1 Abstention. Motion carried.

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)	Members RESOLVED: Objection. Due to the over development of the site and the impact on the environment and the biodiversity loss. There is also a highway safety issue, as the site comes out onto a narrow road that already has too much traffic due to the Cross Road development. Deal Town Council also support the concerns of the KCC Flood Risk assessment, regarding the drainage issue for this site. There is also a loss of affordable housing. (P) Cllr P Findley. (S) Cllr A Friend. All agreed.
25/00360	ND	Pemberley 123 Middle Street Deal CT14 6JX	Rendering works to front elevation and replacement of windows on front elevation. (Amended)	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr M Walters. All agreed.
25/00361	ND	Pemberley 123 Middle Street Deal CT14 6JX	Rendering works to front elevation and replacement of windows on front elevation. (Amended)	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr M Walters. All agreed.
25/01032	ND	112 Sandown Road Deal CT14 6NX	Change of use of garage to short-term letting with associated alterations.	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr M Walters. All agreed.
25/01115	ND	104 Middle Street Deal CT14 6JW	Erection of a 2-storey rear extension, rear dormer window, and solar panels to roof.	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr T Bond. All agreed.

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.	Members RESOLVED: No Objection. (P) Cllr T Bond. (S) Cllr A Friend. 3 For, 2 Against. Motion carried
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).	Members RESOLVED: No Objection. (P) Cllr M Walters. (S) Cllr T Bond. 4 For, 1 Abstention. Motion carried.
25/01134	ND	Telephone Box Outside 55 - 57 High Street Deal Kent	Display of 2 illuminated digital 75" LCD display screens.	Members RESOLVED: Objection. Due to the street hub being inappropriate for the conservation area and is also detrimental to the integrity of the area. DTC also support the concerns

				of Kent Police in terms of public safety. (P) Cllr A Friend. (S) Cllr T Bond. All agreed.	
	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).	Members RESOLVED: Objection. Due to the street hub being inappropriate for the conservation area and is also detrimental to the integrity of the area. DTC also support the concerns of Kent Police in terms of public safety. (P) Cllr A Friend. (S) Cllr T Bond. All agreed.
	25/00862	ND	13 High Street Deal CT14 7AA	Erection of detached dwelling and chance of use of land to residential curtilage (amended description, re-advertised).	Members RESOLVED: No Objection. (P) Cllr T Bond (S) Cllr M Walters 3 For, 2 Against. Motion carried.
	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.	Members RESOLVED: Objection. Deal Town Council object as the removal of these trees is not necessary, the 3 trees are at the bottom of the residents garden so will not affect a loss of light to the property, removing these trees will be a loss of carbon and biodiversity. (P) Cllr P Findley. (S) Cllr M Walters. All agreed.
7	Correspondence received: Planning application 25/00976 (Land At New Park Straight Mile Betteshanger Northbourne). Members RESOLVED: The Committee Clerk loads an Objection to this planning application on to the DDC Planning Portal, stating the following: Deal Town Council object to this development, the disturbance of the site will have a negative effect on the woodland and is a severe biodiversity net loss to the area.(P) Cllr P Findley (S) Cllr M Walters. All agreed.				Committee Clerk
8	Committee Clerk Report: Members RESOLVED: To note the information. (P) Cllr A Friend (S) Cllr P Findley. All agreed.				Committee Clerk
9	DDC decisions: Members RESOLVED: To note the information. (P) Cllr A Friend (S) Cllr M Eddy. All agreed.				Committee Clerk
	The Chairperson closed the meeting at 8.25pm				

Deal Town Council – Planning Applications
8th December 2025

	DDC Ref	Ward	Address	Proposal	Decision
1	25/01167	Eastry Rural	Land South West Of London Road Deal	Reserved matters application for the details of appearance, landscaping, layout and scale pursuant to outline application 22/00652 for the erection of up to 155 dwellings with associated parking and means of access (all matters reserved except for access) including discharge of conditions 6 and 13 (Phase 2B).	
2	25/01164	Eastry Rural	Land South West Of Sholden Drive Sandwich Road Sholden Kent	Erection of 9 dwellings with associated parking and infrastructure .	
3	25/01144	ND	18 Vlissingen Drive Deal CT14 6TZ	Installation of an air source heat pump.	
4	25/01177	ND	Ling House 97 Beach Street Deal CT14 6JE	Replacement windows/door to front elevation and insertion of rooflight to rear roofslope.	
5	25/01251	ND	Boatyard House 103B Middle Street Deal Kent CT14 6JN	Replacement windows to front and rear, new shutters to ground floor to front, repainting of facade and infill entrance porch.	

6	25/01215	ND	Chemnite House 194 High Street Deal CT14 6BL	Change of use of ground floor shop to residential (C3), replacement window/door to front elevation, insertion of rooflights and solar panels to rear roofslope, ground mounted heat pump and erection of garden outbuilding (existing 2 storey/single storey rear extensions to be demolished).	
7	25/01257	MD	Greenwood Manor Avenue Deal CT14 9PN	Erection of a single storey rear extension and render to all facades.	
8	25/00413	MD	390A London Road Deal CT14 9PS	Erection of a building to include 4 self-contained flats and erection 2 dwellings with associated parking and access (Amended Details).	
9	25/01268	ND	26 The Marina Deal CT14 6NH	Erection of a garden room/office.	
10	25/01193	MD	4 Southwall Road Deal Kent CT14 9QA	Crown lift to 4 metres above ground level of 2 x Limes the subject of Tree Preservation Order No 1 of 1989.	
11	25/01236	MH	36 Tormore Park Deal CT14 9UY	Re-pollard back to previous pollard points of one Silver Birch the subject of Tree Preservation Order No 2 of 1965.	

12	25/01238	Walmer	Land South Of Coastal View Beach Huts Promenade Walmer	Installation of outdoor gym and associated surfacing.	
13	25/01252	Walmer	Land On The North West Side Of Liverpool Road Walmer CT14 7PN	Outline application for development up to 75 dwellings, associated landscaping and infrastructure (all matters reserved except access).	

DEAL TOWN COUNCIL MEMORANDUM

To: Councillor M Eddy – Chairperson of the Planning Committee, Committee members
From: Mrs L Marney – Committee Clerk
Date: 19th November 2025
Subject: Correspondence received: Friends of Betteshanger

Deal Town Council have received the following correspondence from the Friends of Betteshanger Group.

*“Thanks to Deal Town Council for their continued support of **Betteshanger Country Park**. What follows is an update about our activities since I wrote last time. Could you pass this email to members of the council and planning committee for discussion at the next planning committee meeting.”*

*Our focus currently is on the proper enforcement of **planning conditions**. The applications were passed in March 2024 with a large number of planning conditions. The **DDC planning agreement** left many of the key problems and gaps in the applications, pointed out by local people and FoB, ‘to be resolved later’ — as planning conditions. As these are very problematic, the developer has been given seven years to discharge them. **In fact, the planning conditions were agreed with no idea whether it was possible to meet them. In effect the planning agreement is incomplete and the planning conditions need to be discharged before any construction can start.** The application was only passed because these gaps were filled in by planning conditions which may not be possible to resolve. **Hence, it is vital that these conditions are not diluted or removed.***

*It should be clear to DDC what would need to be done to meet the planning conditions. These conditions involve ecological and other issues, in particular **flooding, water management, potential pollution of the Stour Inland Basin and contaminated ‘made ground’** in the spoil heap, which has not yet been completely surveyed. Any treatment and disposal of **waste water, rain water, soil and chlorinated water** needs to be adequate with a sufficient **Waste Water Treatment Plant (WWTP)**. None of these problems were addressed in the planning application. The planning portal nevertheless did contain some factual information in reports by **Herrington’s (water management)** and **Ecologia (land contamination)** some of which is quite disturbing.*

The Waters Associates report commissioned by FoB

FoB has commissioned an independent report by Waters Resource Associates: ‘Review of the Impact of the Proposed Development at Betteshanger Park, Sandwich Road, Deal CT140BF’, analysing what is necessary for the developer to do to meet the DDC planning conditions for water management and land contamination.

We have sent the report along with a checklist and briefing document for councillors to the Head of Planning at DDC, all of the elected DDC councillors and the consultees who will assess any application to discharge the planning conditions. These consultees include the Environment Agency; Southern Water; Natural England; Kent County Council (Lead Local Flood Authority); Stour Internal Drainage Board; DDC Environmental Health; DDC Natural Environment; RSPB; Kent Wildlife Trust.

The results of our survey point to serious risks to the environment and public health if there are any short cuts in discharging them. The following need to be addressed:

- **foul and waste-water management**, including treatment and disposal of chlorinated water into the Stour inland basin.
- **potential impacts on the water quality** of the Stour catchment which is already failing to achieve 'good ecological status' (for the 20 sub-areas of the Stour, 12 are moderate, 7 poor and 1 bad) under the **Water Framework Directive**.
- **increased risk of surface and fluvial flooding** during periods of heavy rainfall, given the extent of impermeable roofing and surfaces and limited on-site storage capacity.
- the applicant should be required to **demonstrate that any proposed attenuation system can safely store or manage run-off volumes** under heavy and persistent rainfall conditions.
- **flooding and surface water drainage** and any health risks from contaminated and sulphate and organic rich substrate identified in the **Ecologia** assessment need to be adequately resolved.
- the need to demonstrate compliance with **water efficiency planning conditions**, including rainwater harvesting and sustainable use of water resources in this area of recognised stress.
- compliance with planning conditions designed to **protect water quality, public health and biodiversity** (including nearby **SSSI** designated areas).

We submitted the **Waters Associates report** on **29/9/25** (to DDC planning) and **7/10/25** (to DDC planning and consultees), asking for an acknowledgement. We also requested that **Friends of Betteshanger Country Park** be formally recorded by **Dover District Council** as an **interested third party** in relation to planning conditions, and that we are notified of any applications to discharge planning conditions. We also asked for the report and accompanying documents to be posted on the **DDC planning portal**.

So far, we have had **no response from the DDC planning department** but have received acknowledgements from the consultees. We believe asking DDC to acknowledge our email, respond to the report, post it on the planning portal and recognise FoB is a completely reasonable request and should be acted on by DDC.

It is important that local democracy functions and DDC planning works in a way that is open, transparent and accountable which means working with rather than against the local community.

Wildlife and Ecology Planning Conditions

There are a number of other ecological planning conditions that need to be enforced properly and we will cover these more fully later. Many of these relate to **'mitigation' of protected species** such as **lizard orchids, fiery clearwing moths, turtle doves and others**.

One example is the colony of over 600 **lizard orchids**, the second largest in the UK, that it is proposed to move ('translocate') to make way for the surf lagoon. For this a **licence from Natural England** is needed. Lizard orchids grow symbiotically with **mycorrhizal fungi** and they have never been moved successfully before. Natural England have required that the new colony is sustainable and has survived for several years under different weather conditions in their new location before they would grant a licence. This will require experiments to see if this is possible but so far as far as we know, nothing has started. There are similar issues with **fiery clearwing moths** that have a complex life cycle and are found on the hotel site.

Our Approach to using planning conditions to protect the park

Our view was that the planning decision to agree the surf lagoon and hotel were contrary to any reasonable interpretation of the **NPPF and Local Plan** policies. The applications were opposed by a majority of local people, all significant environmental NGOs, and many elected Town and Parish councils nearby the park. We believe that planning permission should have been refused as it was for the initial application for the hotel in July 2023. We consider judicial review but

concluded that concentrating on enforcing planning conditions was a much better use of the resources contributed by our supporters. **We think it has a good chance of success given the way the application was agreed.**

DDC now know about the problems that need to be solved for them to discharge planning conditions concerning **water management and land contamination**, and if they ignore the arguments in the Waters Associates report and discharge anyway this will constitute a clearly **irrational decision open to legal challenge**.

The issue of the financial viability of the development

Our last update in August this year concerned the **very doubtful financial viability** of the hotel and surf lagoon scheme, which is based on a business model requiring high borrowing, high running costs, and the need to generate a surplus above costs requiring sufficient visits to the surf lagoon at something like £50 per hour.

We doubt the financial viability and see no reason why the regeneration scheme to create a **Country Park and wildlife sanctuary** created with £30M public money should be replaced with a surf lagoon and hotel for private sector with the park sold for £621,999 to a property developer. The application should have been ruled out due to the **restrictive covenant created by Homes England** in 2013 to ensure the park continued as a Country Park and **DDC's 2004 section 106 agreement** to declare the park a **Local Nature Reserve**.

DDC passed the application without examining the viability or potential profitability of the proposed development but there are doubts that the scheme involving high borrowing to finance construction and high running costs for water and electricity will generate enough income to be financially viable. It is worth considering.

The park's location means long car journeys ending on congested roads like the **A258 or the A256** completing the journey on narrow country lanes. The **Medway, Canterbury or Ashford** areas have excellent transport hubs and large nearby conurbations much more viable for a surf lagoon. Quinn Estates has a number of proposed housing developments in these areas which are much more viable than the Deal area.

There are some precedents to suggest that investors may not be keen on risking money investing in the surf lagoon and hotel. The **Snowdonia surf park** closed in 2023, leaving a £7.9M debt for the Welsh Government. Earlier this year, **'The Wave'**, a surf facility near Bristol, had to be refinanced. In July 2025 when the contract for the hotel at Betteshanger Country Park expired, the backers voted with their feet and chose not to continue with the scheme.

Where does that leave the development and future of the Park now? These are important questions for DDC to get answers to. We wonder who will be prepared to risk their money to finance the surf lagoon now and what would happen if it were built and then became insolvent. We suspect the whole incoherent and irrational proposal for hotel and surf lagoon in Betteshanger Country Park is unravelling and if we all continue to challenge the planning consent it is very probable that we can **save the park** and see it returned to its intended purpose as a **Country Park for local people and a sanctuary for wildlife**.

The Long Campaign and Way Forward

We are aware now that this is a long process, and so far FoB have been campaigning for over **6 years** to protect Betteshanger — and it could all go on for much longer. We hope we can all stick with it for as long as it takes to save the park.

*The only sensible solution is for the park to be run as a **low financial risk country park** where the people of Deal can enjoy the natural world without the hubbub of a theme park. The planned evening openings, noisy concerts and light pollution from lighting towers will put additional pressure on wildlife.*

The park was also developed as a home for wildlife, and our enjoyment of the park depends on them finding it a liveable environment. At the moment the wildlife there is under threat.

*An example of a viable and sustainable park is **Shorne Woods Country Park**, part of the **KCC Country Parks**. It runs at a surplus and provides a protected environment for wildlife. There is no reason why Betteshanger Country Park can't return to being a rewilded open space as conceived by **SEEDA** and local stakeholders and DDC itself up until recently.*

Take Action – Ask DDC to Enforce Planning Conditions Fully

*We hope you join with us in requiring **DDC** to keep to the planning conditions imposed and make sure they aren't altered or ignored. Please write to your **DDC councillor** to ask for their support for enforcing the planning conditions and that they respond to the **Waters Associates report**."*

Decision required: Information to note.

**DEAL TOWN COUNCIL
MEMORANDUM**

To: Councillor M Eddy – Chairperson of the Planning Committee, Committee members
From: Mrs L Marney – Committee Clerk
Date: 1st December 2025
Subject: **Committee Clerk Report**

DDC Consultation: Archaeology of Dover Supplementary Planning Document

The Committee Clerk received a Consultation on the Draft Archaeology of Dover Supplementary Planning Document (SPD) from Dover District Council:

“Dover District Council has published its Draft Archaeology of Dover Supplementary Planning Document (SPD) – and your views are sought.

The archaeological remains beneath the streets of Dover town are of great importance and the town has a long history of archaeological investigation.

The document is intended to be for everyone involved in development proposals within Dover Town, including residents looking to extend their homes, developers and their professional advisors seeking to bring a site forward, and those carrying out archaeological work as part of a developer scheme. The SPD also provides general guidance on planning and archaeology that is applicable across the district and seeks to help applicants meet the policy requirements in the Local Plan.”

This item was received just after our November Planning Committee meeting and unfortunately the deadline for this consultation was prior to our December meeting, therefore The Town Clerk authorised this consultation to be actioned under delegated authority. After liaison between the Town Clerk, Committee Clerk, and Chairperson of the Planning Committee the consultation response below was submitted to DDC on 28th November 2025.

Archaeology of Dover Supplementary Planning Document (SPD) Questions:**1. Do you have any comments on Chapter 1 - Introduction for example, is the purpose and status of the SPD clearly set out? (pages 5-12).**

Deal Town Council welcomes the use of SPG to enhance the preservation, conservation, recording and explanation of Dover's heritage. Although this SPG relates specifically to Dover town and port, Deal's residents will benefit from the improvements offered through the SPG. However, it is felt that the introductory paragraph could be strengthened. Para 1.1 describes Dover's archaeology as being "of great importance". Deal Town Council would suggest that Dover's archaeology is "of national and international importance". The combination of unique or extremely rare survival within a relatively small area needs no repetition here. The statement in paragraph 1.24 that the principles of the SPG can be applied to the rest of the district is welcome.

2. Does the SPD provide clear and sufficient information regarding what is required to be submitted to support applications, depending on the specific circumstances? (pages 13 -56).

The level of detail regarding below ground archaeology is suitable for the purposes of this document.

3. Is there any other information that you think would be useful for us to include in the SPD and/or its Appendices?

Although listed buildings and conservation areas are noted throughout the document there appears to be little consideration of above-ground archaeology. The recording and possible preservation of historic features (blocked windows or doorways, concealed timber work, wallpaper palimpsests etc) are also part of the historic fabric of the town, and especially so in a town like Dover which suffered so much destruction of its historic buildings in WW2.

4. Do you have any comments on the SPD's supporting documents: Strategic Environmental Assessment (SEA) Screening Determination and Habitat Regulations Assessment (HRA) Screening Determination (August 2025) and the Consultation Statement (September 2025)?

No Comment.

DDC Planning Application: 24/00858 – Sandfield Farm, 108 Northwall Road, Deal CT14 Erection of 43 dwellings, parking and landscaping (existing buildings and structures to be demolished)(Amended Details).

The Committee Clerk received the above planning application after the last Planning Committee meeting, unfortunately Dover District Council were unable to provide an extension in order for this to be discussed on our December Planning Committee meeting.

The Town Clerk authorised for this application to be actioned under delegated authority, after liaison between the Town Clerk, Committee Clerk, and Chairperson, the following decision was made:

DDC Ref	Address	Reason	Decision
25/00858	Sandfield Farm 108 Northwall Road Deal CT14 6PP	<u>Erection of 43 dwellings, parking and landscaping (existing buildings and structures to be demolished).</u> (Amended Details).	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.

This planning decision was loaded onto the DDC Planning Portal by the Committee Clerk on 1st December prior to the DDC deadline.

Decision required: Members to note this information.

Deal Town Council
DDC Decisions –November 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
25/00367	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.	Granted Permission

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
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
25/00484	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
25/00625	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.	Refused Permission
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

25/00831	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.	Refused Permission
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.	Awaiting Decision

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.	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.	Awaiting Decision
25/01006	MH	123 Mill Hill Deal CT14 9JB	Erection of a first floor rear extension.	Members RESOLVED: No Objection.	Refused Permission
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.	Granted Permission
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.	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.	Granted Permission
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.	Refused Permission
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.	Refused Permission
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)).	Members RESOLVED: No Objection.	Awaiting Decision

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)	Members RESOLVED: Objection. Due to the over development of the site and the impact on the environment and the biodiversity loss. There is also a highway safety issue, as the site comes out onto a narrow road that already has too much traffic due to the Cross Road development. Deal Town Council also support the concerns of the KCC Flood Risk assessment, regarding the drainage issue for this site. There is also a loss of affordable housing.	Awaiting Decision
25/00360	ND	Pemberley 123 Middle Street Deal CT14 6JX	Rendering works to front elevation and replacement of windows on front elevation. (Amended)	Members RESOLVED: No Objection.	Awaiting Decision
25/00361	ND	Pemberley 123 Middle Street Deal CT14 6JX	Rendering works to front elevation and replacement of windows on front elevation. (Amended)	Members RESOLVED: No Objection.	Awaiting Decision
25/01032	ND	112 Sandown Road Deal CT14 6NX	Change of use of garage to short-term letting with associated alterations.	Members RESOLVED: No Objection.	Granted Permission
25/01115	ND	104 Middle Street Deal CT14 6JW	Erection of a 2-storey rear extension, rear dormer window, and solar panels to roof.	Members RESOLVED: No Objection.	Awaiting Decision
25/01111	Eastry Rural	Almond House Betteshanger Sustainable Parks	Variation of condition 1 of planning application 24/00526	Members RESOLVED: No Objection.	Awaiting Decision

		Betteshanger Road Betteshanger CT14 0EN	(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.		
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).	Members RESOLVED: No Objection.	Withdrawn
25/01134	ND	Telephone Box Outside 55 - 57 High Street Deal Kent	Display of 2 illuminated digital 75" LCD display screens.	Members RESOLVED: Objection. Due to the street hub being inappropriate for the conservation area and is also detrimental to the integrity of the area. DTC also support the concerns of Kent Police in terms of public safety.	Awaiting Decision

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).	Members RESOLVED: Objection. Due to the street hub being inappropriate for the conservation area and is also detrimental to the integrity of the area. DTC also support the concerns of Kent Police in terms of public safety.	Awaiting Decision
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).	Members RESOLVED: No Objection.	Awaiting Decision
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.	Members RESOLVED: Objection. Deal Town Council object as the removal of these trees is not necessary, the 3 trees are at the bottom of the residents garden so will not affect a loss of light to the property, removing these trees will be a loss of carbon and biodiversity.	Awaiting Decision

Total number of Planning Applications = 41

Planning Applications - Still Awaiting Decisions = 31

Planning Applications - Granted Permission = 4

Planning Applications – Refused Permission = 5

Planning Applications – Withdrawn = 1