



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 March 2026** 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 March 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 March 2026

AGENDA

1	Chairperson's 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 9th February 2026 for approval and signing: Decision required.	Attach 2
6	Correspondence received: 47-51 London Road, Deal CT14 9TF: Decision required.	Attach 3
7	Planning applications received: Decisions required.	Attach 4
8	Premises Licence application received: Decision required.	Attach 5
9	Committee Clerk Report: Information to note.	Attach 6
10	DDC decisions: For information purposes.	Attach 7
	Date of next meeting: 8th April 2026.	
	Committee Members: Cllr M Eddy, Cllr P Findley, Cllr T Bond, Cllr A Friend 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 Monday 9th February 2026 at the Town Hall at 7.15pm

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

Officers: Mrs L Marney – Committee Clerk Others: 2 Members of the public

1	Chairperson's 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: A resident spoke with an objection to planning application 25/01377, 6 St George's Road, Deal CT14 6BA.					
5	The minutes of the planning committee meeting held on 5th January 2026 for approval and signing: Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 5 th January 2026 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		Decision
	25/01349	MH	Land On The West Side Of Cross Road Deal CT14 9LA	Reserved matters for application for the details of appearance, landscaping, layout and scale, including affordable housing, public open space and landscaping for the erection of 140 dwellings pursuant to Outline Planning Permission 21/01822.		Members RESOLVED: Objection. Due to the lack of affordable housing on this site and DTC object to the principle of this application as the current design documents are not suitable as there is potential for flooding and the impact of water quality in the Aquifer. (P) Cllr T Bond (S) Cllr A Friend All agreed.
	25/00320	MH	115 Station Road Walmer Deal CT14 9JN	Erection of 30 dwellings with associated access, parking, public open space, soft and	Members RESOLVED: Objection. DTC still think this is an over development of the site, and is not within the Local Plan, this	

			hard landscaping (existing dwelling to be demolished).	development will have a detrimental effect on the existing local highway network. (P) Cllr A Friend (S) Cllr P Findley All agreed.
25/01355	ND	9 Vlissingen Drive Deal CT14 6TZ	Garage conversion to habitable accommodation with alterations to door/window.	Members RESOLVED: No objection. (P) Cllr A Friend (S) Cllr P Findley All agreed.
25/01331	MH	14 - 16 Rectory Road Deal CT14 9LU	Erection of a single storey rear extension.	Members RESOLVED: No objection. Subject to the comments from the Conservation Officer. (P) Cllr A Friend (S) Cllr P Findley All agreed.
25/01332	MH	14 - 16 Rectory Road Deal CT14 9LU	Proposed rear ground floor extension. Including removing walls and infilling ground floor door opening. Internal alterations to first and second floors removing and inserting partitions and door openings to form bathrooms.	Members RESOLVED: No objection. Subject to the comments from the Conservation Officer. (P) Cllr A Friend (S) Cllr P Findley All agreed.
25/01362	MH	215 St Richards Road Deal CT14 9LF	Variation of conditions 2 (plans) and 6 (access) of planning permission 23/01197 (Variation of conditions 2 and 11 and removal of condition 10 of planning permission 22/00768 for "Erection of 1no. detached, 2no. pairs of semi-detached and 3no. terraced	Members RESOLVED: No objection. (P) Cllr T Bond (S) Cllr A Friend 3 For, 1 Abstention. Motion carried.

			<p>dwelling (8no. dwellings), cycle/bin store, new vehicular access and associated parking"; to allow changes in roofs, attic space, rooflights, materials, amended surface/foul water drainage with amendments to ecology and soft and hard landscaping) to allow changes to access arrangements.</p>	
25/01377	ND	6 St Georges Road Deal CT14 6BA	<p>Change of use from commercial to 3 dwellinghouses along with erection of first and second floor extension..</p>	<p>Members RESOLVED: Objection. This is an over development of the site, and will have a detrimental effect on the surrounding conservation area & listed buildings and will be out of character with the existing Deal skyline. This will also be a loss of an artisanal/commercial asset which is part of the heritage of the town. (P) Cllr A Friend (S) Cllr M Eddy All agreed.</p>
26/00017	MH	21 Jute Fields Deal Kent CT14 9ZL	<p>Conversion of car port into habitable room and the creation of an additional parking space.</p>	<p>Members RESOLVED: No objection. (P) Cllr A Friend (S) Cllr T Bond All agreed.</p>
26/00004	MD	23 Park Avenue Deal CT14 9AL	<p>Erection of a single storey rear extension (existing conservatory and utility to be demolished).</p>	<p>Members RESOLVED: No objection. (P) Cllr A Friend (S) Cllr P Findley All agreed.</p>

26/00033	ND	Site Of 7 South Street Deal CT14 7AW	Variation of condition 2 (approved plans) of planning permission 24/01084 (Erection of a building and conversion of two buildings to create 11no. dwellings and 4no. retail units (2no. buildings to be demolished)) to allow amendments to openings/external materials in unit 3, amendments to number of bedrooms in unit 3 (from 3 to 2), amendments to levels in new building to comply with M4(2) accessibility requirements, amendments to internal layout to provide lift.	Members RESOLVED: No objection. (P) Cllr P Findley (S) Cllr A Friend All agreed.
24/00670	MD	71 London Road Deal CT14 9TG	Erection of 2 detached dwellings with parking (existing garage to be demolished).	Members RESOLVED: No objection. (P) Cllr A Friend (S) Cllr P Findley All agreed.
26/00046	ND	75 High Street Deal CT14 6EH	Installation of a satellite dish (Retrospective).	Members RESOLVED: No objection. (P) Cllr P Findley (S) Cllr A Friend All agreed.
26/00028	ND	41 Wellington Road Deal CT14 7AL	Erection of a first floor rear extension.	Members RESOLVED: Objection. DTC object to the use of Upvc cladding, as this is out of keeping with the conservation area. (P) Cllr A Friend (S) Cllr P Findley 3 For, 1 Against. Motion carried.

	26/00029	ND	42 Wellington Road Deal CT14 7AL	Erection of a ground and first floor rear extensions and detached annexe for ancillary use.	Members RESOLVED: Objection. DTC object to the use of Upvc cladding, as this is out of keeping with the conservation area. (P) Cllr A Friend (S) Cllr P Findley 3 For, 1 Against. Motion carried.	
	26/00063	MD	276 Middle Deal Road Deal CT14 9SW	Erection of a single storey rear extension and enlarge rear first floor window (conservatory demolished).	Members RESOLVED: No objection. (P) Cllr A Friend (S) Cllr M Eddy All agreed.	
	26/00099	MD	18 Poplar Drive Deal CT14 9ZG	Erection of a single storey rear extension.	Members RESOLVED: No objection. (P) Cllr M Eddy (S) Cllr A Friend All agreed.	
7	Correspondence received: Betteshanger Park – Colliers Gate Closure: Members RESOLVED: To note the information and support the work of Sholden Parish Council. (P) Cllr A Friend (S) Cllr M Eddy. All agreed.					
8	Committee Clerk Report: Members RESOLVED: To note the report. (P) Cllr A Friend (S) Cllr M Eddy. All agreed.					Committee Clerk
9	DDC Decisions: Members RESOLVED: To note the report. (P) Cllr P Findley (S) Cllr T Bond. All agreed.					
	Date of next meeting: 9th March 2026.					
	The Chairperson closed the meeting at 8.42pm					

DEAL TOWN COUNCIL
MEMORANDUM

To: Councillor M Eddy – Chairperson of the Planning Committee, Committee members
From: Mrs L Marney – Committee Clerk
Date: 27th February 2026
Subject: **Correspondence received - 47-51 London Road, Deal**

The Committee Clerk has received the following two items of correspondence from residents in the London Road area who have concerns regarding the MFG Petrol station located at 47-51 London Road.

Correspondence 1:

“4 POINTS:

1. *Certificate of Lawlessness.*
2. *Trees cut down.*
3. *Advertising*
4. *Parking on kerbs for deliveries and Greggs - instead of driving onto the forecourts.*
(A newsletter to residents has been prepared to include the new points)

1. CERTIFICATE OF LAWFULNESS - 6am opening.

6.30 - 11pm for 26 years since 1990. It's a long day, short night. There is no need for this. 6.30 is already early enough. Juggernaut deliveries, Biffa Waste, tankers etc. vacuum cleaner - people do use it at that hour!!!

We are afraid that this will establish and ratify the Certificate, to be used later by MFG/ ESSO for 24 hr opening - as Dover Rd - also in a residential area. They have done this all over the UK and own 1200 petrol stations.

24 hrs *opening- After pub and club times - it will increase the likes risk of anti social behaviour for the whole neighbourhood - all night.*

The opening hours should be reduced to accommodate the new residents right next door. They have not been there long and are finding it disturbing.

*I previously overlooked the most obvious **Material Change !!!!***

The petrol station itself !!!

OVERTURN & REVOKE CERTIFICATE OF LAWFULNESS - 2 MAJOR MATERIAL CHANGES

Yes, it is a lawful business. Yes, it still a petrol station. But 2 material changes.

CASE STUDIES *for overturning Certificates of Lawfulness.*

Reasons to Invalidate and revoke: *Material change, abandonment, change of use. Breach of planning permission.*

i) POLICE STATION - NOW RESIDENTIAL HOUSING - MATERIAL CHANGE OF CLASS ON THE BORDER.

The police station was a 'barrier' from the operations and noise from the petrol station. So no conditions were applied for the hours.

2024 - The police station site was redeveloped into a residential area with 5 houses, next to the border of the Petrol station. The material change of class for the Copper Close raises new considerations for the hours.

In fact the should be reduced to alleviate the disturbance for the residence. Noise, cars slamming, car alarms, vacuum cleaner, EV charging. Hours for deliveries and some facilities should be limited within the opening hours.

ii) REDEVELOPMENT 2013-14 - NOT THE SAME AS 1990 - MATERIAL CHANGE

It is not the same, small, low canopied petrol station with a little newsagents that it was in 1990. 2013-14 it was hugely developed and transformed lto a high canopied site with a shop 4 times the size including a Greggs.

2022 - EXPANSION

The operations have expanded to the police station border with EV charging, Vacuum and air pressure facilities. EV didn't even exist in 1990. Vacuum - does it have planning permission?

2. TREES - SUPER IMPORTANT. RESIDENTIAL AREA IN A PERIOD PROPERTY SETTING.

The trees were the key factor to get the planning permission granted in 2013-14 development. They were cut down in 2022 by MFG and again, knowingly in 2022 by ESSO - franchise of MFG. The first trees almost reached the canopy - conifer I think. The 2nd trees were dwarf column hornbeam.

We need evergreen otherwise for half a year there is no cover - which is the whole point, to alleviate the ever increasing industrial and bright garish view. It looks like an industrial chemical plant.

There is nothing about it that is subdued to blend in with the area the garish bright red canopy should be soft grey. Its not a motorway services. BP green was bearable. Esso red is not. A grey universal canopy would mean we are not subject to a change of colour - usually for the worse, at every change of ownership. The trees could then cover the canopy which would never need changing.

The trees have been cut down twice in the last 3 years - it san integral part of the planning permission and was the pivotal key for the development to go ahead.

WE NEED THE TREES PROTECTED BY LAW.

WE NEED MORE EVERGREEN TALL TREES TO SCREEN PROPERLY - 5 IS NOT ENOUGH.

COMPENSATING TRADE OFF

2022 MFG concreted over half of the 2 bush wide planting border without planning permission and against the key to the permission being granted in 2013-14.

The 2 rows of bushes were to keep the juggernauts and traffic at a bit more distance from residents homes. What a fantastic town planner he was!

We would like the 2 bush rows restored as per planning permission. I am afraid the trees won't grown to full height if not.

If the current border can support the trees to full canopy height then we would welcome 10-12 trees in lieu of lost years of screening and the distress it has caused.

You need 10-12 trees to be able to screen the frontage sufficiently. This is fundamental due tot he ever increasing garishness of the installations and huge adverting onslaught.

There is nothing quiet or subdued or attractive about this installation. Its a residential area in a period property setting.

3. ADVERTISING

The guidelines have been thrown out of the window. They must be made to follow the guidelines - the Council has the power and a duty to do this.

The advertisements are wall to wall in huge sizes with massive lettering. Illuminated adverts are not allowed by the guidelines but are there in full view.

We have complained about all this for years but nothing is done. On 17th Feb 2026 another massive advert was stuck on the ugly Amazon boxes. Every available space is taken for advertising.

We have to look at garish colours, images of crisp packets, burgers, bottle and gas bottles. It is not acceptable nor necessary.

Everybody knows what the shops has. Shop advertising and Greggs should be inside the shop. Facilities are advertised online.

With a canopy like that it is obvious it's a petrol station with shop - as they all have that nowadays. It's one huge advert in itself.

The revolving adverts are awful, distracting 24 hrs a day, every 3 seconds. I cannot imagine why it was even put forward. How many objections do you need to fail installations like this. I would really like to know. When 16 replies came in from residents immediately affected - it was not enough. Do we have to campaign in half of Deal for everything that gets thrown at us, just to be heard and live a quiet life?

It blocks the view of number 53 London Rd. They are most upset about it. They look at a black box now. Unsightly, and unwanted. Nobody is going to stand and watch that rubbish. It only serves to upset residents.

DESIGN AND STYLE - Imagine Greggs with a nice cake display..... instead of loud posters, ugly signage and a giant plastic cup. What a difference that would make!!! It speaks volumes increasing sales.

This design and colour scheme of petrol stations is out of the 1950-s - totally tasteless, designed to be highly visible on the motorway. Its does not suit a residential setting.

Other countries are blending their supermarkets and petrol stations into the street scene with quiet anthracite grey chic and plants. No big posters, but stylish displays, which really showcase the products better and increase sales.

*It looks so classy. A place where you would like to go in, its looks **attractive**, instead of a cheap and nasty looking place that you go only if you really have to, out of necessity. Big posters and giant plastic coffee cups are an **outdated simplistic mistake** for advertising. They will not make sales. Nobody wants to look at this ugly things - we all ignore them and walk straight past, they look like **litter - a bad look!** Imagine Greggs with a cake display instead of posters. What a difference! Posters are designed for motorways - people on the move with little time. Residential areas have a a different customer base. Some pop in for petrol, but others are in their home neighbourhood with time. Loud posters look cheap and put people off. MFG/ ESSO are still in the 1950s and don't get it.*

Inside the shop and in shop windows - attractive displays speak volumes. Nice Posters of menus and special offers in the shop, where the customer has time, and is with the products is

more effective for sales. Outside customers park the car and go straight in. They don't go round the forecourt checking out all the posters - nobody does. The outside advertising posters should be banned. It's all on the totem pole and online. Enough said.

4. PAVEMENT PARKING FOR DELIVERIES & GREGGS - ALL HOURS

From the earliest to latest times and everything in between. ON PAVEMENT PARKING. Delivery juggernauts, Builders etc are too lazy to park on the forecourt. They just pull up on the kerb, double yellow lines and leave the vehicle why they go in and get Greggs or make a delivery with running diesel engines and metal trolleys rattling in right in front of our homes and into the petrol station. There's plenty of space and more than provision for juggernauts. It was designed with them in mind.

ESSO ? MFG need to tell their supplier stop stop this practice or get heavily fined / remove their license for breaching operation rules.

Pedestrians and less abled people cannot pass on the pavement. Cars and buses are blocked. This is a busy road and close to a bend. A hazard waiting to happen.

Builders especially and other juggernauts also park directly in front of our drives on the dropped kerbs we each privately paid to have made. They come back carrying Greggs and sometimes stay there to eat it before driving off, it's unacceptable - Greggs and takeaway coffee should go, if this is to become the norm. Who is responsible for damage to the pavements?"

Correspondence 2:

"Re MFG petrol station, 47-51 London Road, DEAL, CT14 9TF

It has been brought to my attention that the MFG petrol station is in breach of planning permissions previously granted. I strongly urge the Planning Committee to undertake enforcement measures to return the development to agreed limits.

I believe there are 4 areas of infringement that need to be investigated:

1) Opening Hours extended. In the 28 years I have lived opposite the garage, opening has been limited to 0630-2300. In the last week or so, new opening hours have been posted on the site, indicating that they are now open from 6am.

I was directed to the DDC planning site, where I learn that this change is considered lawful by DDC (25-00447). This may be so, but shows no consideration for the neighbourhood, and is likely just another "small step" towards 24 hr opening. I suggest to DDC that this large commercial operation is using a professional understanding of the planning system to deploy "precedence by stealth", to ride roughshod over the concerns of residents of Deal.

Since the last major planning application, the area has become more residential - as the neighbouring plot (old Deal police station) is now entirely private dwellings. This appears to be a case of a significant material change to the environment within which the MFG site operates. I request that DDC invalidate the "lawfulness certificate" and restore the opening hours to those that have applied over the years I have been a neighbour to the site.

2) Commercial hostility to trees and shrubs. It seems that developers in general want to eliminate trees from the neighbourhood. We saw this in the development of St Albans House, 12 The Grove Deal (application 24/00623), where the first action of a commercial developer was to cut all trees down. Trees have an amenity value in townscapes that seems always to be overlooked - I am sure because of the implied costs of maintaining them, which businesses wish to minimise.

As a resident I enjoy the presence of good sized trees, and I still miss the horse chestnut tree that stood outside the fire station on London Road, just along from the petrol station. When I inspect the landscape proposal from 2014 (13/00817), it's very difficult to be convinced that that site owners have tried to meet the agreed vegetative landscaping commitment.

I request that DDC enforce the requirements for green landscaping on the site, to make the visual impact less intrusive.

3) Site advertising. *This is excessive and out of character for the neighbourhood. The latest affront is the advertising decals all over the Amazon pick-up boxes. This is a service that I'm sure is welcomed by resident but is already paid for through the pricing of Amazon items. I would love to see some evidence that any of these adverts change the cashflow on the site. Just because we all go blind to what the adverts says, doesn't mean that we happily accept their presence. I request that DDC enforce the requirements for limited advertising on the site, to make the visual impact less intrusive.*

4) Bad road etiquette by delivery lorries. *The site is big enough for delivery lorries to never have to park on the London Road. After all, the fuel delivery lorries can make it under the canopy, and they are 44 tonners. It should be a simple matter for them to ensure that their suppliers (who I am sure are under contract), use the available forecourt space, rather than blocking traffic on the London Road, and damaging the kerbs. Any repairs needed would of course, be paid for through council taxation, rather than by MFG.*

I request that DDC demand that MFG better manage their delivery suppliers' parking.

I hope that the Planning Committee will consider my views and stand up for the community. We do get some benefits from the presence of the petrol station, but the London Road is not the place for a facility designed for motorway services.”

Decision required: Members to consider how to respond to the correspondence received.

Deal Town Council – Planning Applications

9th March 2026

	DDC Ref	Ward	Address	Proposal	Decision
1.	26/00122	ND	7 Duke Street, Deal CT14 6DU	Variation of condition 2 (approved plans) of planning permission 25/00866 (Erection of a single storey rear extension, rear dormer window, raising of roof of existing two-storey rear extension and insertion of window to first floor side and rear elevation, new replacement joinery to the front façade (part demolition of rear extensions)) to extend timber cladding around side elevations and reduction of rear bi-fold door.	
2.	26/00128	MD	113 London Road Deal CT14 9TR	Variation of condition 2 (approved plans) of planning permission 18/00796 "Erection of a dwelling and alterations to existing property" to allow amendments to ground floor windows/doors.	
3.	26/00132	ND	Maisonette 47 Queen Street Deal Kent CT14 6EY	Change of use from office and conversion of maisonette to 4 self contained flats. Insertion of 2 rear windows.	

4.	26/00100	MH	49 Tormore Park Deal CT14 9UR	Fell one Oak the subject of Tree Preservation Order No 2 of 1965.	
5.	26/00130	MD	295 London Road Deal CT14 9PP	Formation of a vehicular access and associated parking, boundary wall demolished (part retrospective).	

Deal Town Council

Premises Licence Applications – 9th March 2026

	DDC Ref	Address	Proposal	DTC Decision
1.	Premises Licence	Upper Deal Convenience Store, 311 London Road, Deal CT14 9PP	<u>Grant of Premises Licence</u> 1) To enable the sale of alcohol between: 08:00am to 23:00pm Monday to Saturday 10:00am to 22:30pm Sunday	

**DEAL TOWN COUNCIL
MEMORANDUM**

To: Councillor M Eddy – Chairperson of the Planning Committee, Committee members
From: Mrs L Marney – Committee Clerk
Date: 26th February 2026
Subject: **Committee Clerk Report**

Delegated Authority Premises Licence Application

The Committee Clerk received the premises licence application below after the last Planning meeting, unfortunately DDC were unable to provide an extension in order for it to be included on the March agenda.

The Town Clerk authorised this application to be actioned under delegated authority, after liaison between the Committee Clerk, and Chairperson, the following decision was agreed and loaded on to the DDC Planning Portal prior to the deadline 6th March deadline.

DDC Ref	Address	Reason	Decision
Premises Licence	86 High Street Deal CT14 6EG	Grant of Premises Licence 1) To enable the sale of alcohol between 07:00 - 23:00 Monday to Thursday 07:00 - 00:00 Friday to Sunday	No Objection.

Decision required: Members to note this information.

**Deal Town Council
DDC Decisions –February 2026**

App No	Ward	Location	Proposal	DTC's Recommendation	DDC's Decision
22/01701	ND	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Erection of first and second-floor extensions, installation of new shopfronts, access doors, additional windows, to form 5no. retail units and 17no. residential dwellings.	Members RESOLVED: Objection. Due to internal arrangements being excessively cramped and no evidence of adequate sound proofing between the individual flats. No adequate fire escapes.	Awaiting Decision
22/01702	ND	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Alterations & extension to form commercial & residential units. Proposed 2nd floor extension. Internal works to incl. demolition of existing walls & partitions, & erection of new to all floors. External works to incl. installation of new shopfronts; insertion of 2no. window to ground floor rear elevation.	Members RESOLVED: Objection. Due to internal arrangements being excessively cramped and no evidence of adequate sound proofing between the individual flats. No adequate fire escapes.	Awaiting Decision
23/00236	MD	47-51 London Road Deal CT14 9TF	Variation of condition 2 (approved plans) of planning permission DOV/22/00116 (application under Section 73) Installation of 5 EV charging bays, bin store, substation and associated infrastructure.	Members RESOLVED: Objection. Due to lack of information on the visual impact of the EV charging bay canopy. Lack of landscape screening and the lighting impact on the surrounding residential area.	Awaiting Decision
23/01444	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
24/00534	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
25/00413	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

25/00644	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
25/00912	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.	Granted 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

25/01111	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.	Awaiting Decision
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.	Granted Permission
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.	Granted Permission

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 74 dwellings with associated parking and means of access (all matters reserved except for access) including discharge of conditions 6 and 13 (Phase 2B).	Members RESOLVED: Objection. DTC is unable to determine a decision due to the lack of information provided on the application.	Awaiting Decision
25/01164	Eastry Rural	Land South West Of Sholden Drive Sandwich Road Sholden Kent	Erection of 9 dwellings with associated parking and infrastructure.	Members RESOLVED: Objection. Over development of the site. Lack of front and rear amenity space on the housing designs. No provision for space for non-motorised vehicles. No open public space.	Awaiting Decision
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).	Members RESOLVED: Objection. Due to over development of the site.	Awaiting Decision
25/01238	Walmer	Land South Of Coastal View Beach Huts Promenade Walmer	Installation of outdoor gym and associated surfacing.	Members RESOLVED: No Objection.	Awaiting Decision
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).	Members RESOLVED: Objection. Due to poor road infrastructure and the impact traffic from this development will have on the road system nearby, also this development is not in line with DDC	Awaiting Decision

				Environmental policies due to the car movements this development will create as there is a lack of local amenities nearby.	
25/01273	MH	Beech Court 86 Rectory Road Deal CT14 9NB	Variation of condition 2 (approved plans) and condition 13 (vehicular access) of planning permission 24/00615 (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) to change the layout of plot 4, installation of a gas substation and kiosk, and changes to the landscape drawing and site plan.	Members RESOLVED: No Objection.	Awaiting Decision
25/01244	MD	32 Hamilton Road Deal CT14 9BW	Erection of a rear dormer window to facilitate a loft conversion, a garden room, new vehicular access and alterations to rear door/windows.	Members RESOLVED: No Objection.	Awaiting Decision
25/01304	MH	2 Tormore Park Deal CT14 9UY	Fell to leave a 0.5 metre high stump of one Sycamore (T1) the subject of Tree Preservation Order No 2 of 1965.	Members RESOLVED: Objection. DTC object on the basis that the works are excessive.	Withdrawn
25/01349	MH	Land On The West Side Of Cross Road Deal CT14 9LA	Reserved matters for application for the details of appearance, landscaping, layout	Members RESOLVED: Objection. Due to the lack of affordable housing on this site and DTC object to the	Awaiting Decision

			and scale, including affordable housing, public open space and landscaping for the erection of 140 dwellings pursuant to Outline Planning Permission 21/01822.	principle of this application as the current design documents are not suitable as there is potential for flooding and the impact of water quality in the Aquifer.	
25/00320	MH	115 Station Road Walmer Deal CT14 9JN	Erection of 30 dwellings with associated access, parking, public open space, soft and hard landscaping (existing dwelling to be demolished).	Members RESOLVED: Objection. DTC still think this is an over development of the site, and is not within the Local Plan, this development will have a detrimental effect on the existing local highway network.	Awaiting Decision
25/01355	ND	9 Vlissingen Drive Deal CT14 6TZ	Garage conversion to habitable accommodation with alterations to door/window.	Members RESOLVED: No objection.	Granted Permission
25/01331	MH	14 - 16 Rectory Road Deal CT14 9LU	Erection of a single storey rear extension.	Members RESOLVED: No objection. Subject to the comments from the Conservation Officer.	Awaiting Decision
25/01332	MH	14 - 16 Rectory Road Deal CT14 9LU	Proposed rear ground floor extension. Including removing walls and infilling ground floor door opening. Internal alterations to first and second floors removing and inserting partitions and door openings to form bathrooms.	Members RESOLVED: No objection. Subject to the comments from the Conservation Officer.	Awaiting Decision
25/01362	MH	215 St Richards Road Deal CT14 9LF	Variation of conditions 2 (plans) and 6 (access) of planning permission 23/01197 (Variation of conditions 2 and 11 and removal of condition 10 of planning permission 22/00768 for "Erection of 1no. detached, 2no. pairs	Members RESOLVED: No objection.	Granted Permission

			of semi-detached and 3no. terraced dwellings (8no. dwellings), cycle/bin store, new vehicular access and associated parking"; to allow changes in roofs, attic space, rooflights, materials, amended surface/foul water drainage with amendments to ecology and soft and hard landscaping) to allow changes to access arrangements.		
25/01377	ND	6 St Georges Road Deal CT14 6BA	Change of use from commercial to 3 dwellinghouses along with erection of first and second floor extension..	Members RESOLVED: Objection. This is an over development of the site, and will have a detrimental effect on the surrounding conservation area & listed buildings and will be out of character with the existing Deal skyline. This will also be a loss of an artisanal/commercial asset which is part of the heritage of the town.	Awaiting Decision
26/00017	MH	21 Jute Fields Deal Kent CT14 9ZL	Conversion of car port into habitable room and the creation of an additional parking space.	Members RESOLVED: No objection.	Awaiting Decision
26/00004	MD	23 Park Avenue Deal CT14 9AL	Erection of a single storey rear extension (existing conservatory and utility to be demolished).	Members RESOLVED: No objection.	Awaiting Decision

26/00033	ND	Site Of 7 South Street Deal CT14 7AW	Variation of condition 2 (approved plans) of planning permission 24/01084 (Erection of a building and conversion of two buildings to create 11no. dwellings and 4no. retail units (2no. buildings to be demolished)) to allow amendments to openings/external materials in unit 3, amendments to number of bedrooms in unit 3 (from 3 to 2), amendments to levels in new building to comply with M4(2) accessibility requirements, amendments to internal layout to provide lift.	Members RESOLVED: No objection.	Awaiting Decision
24/00670	MD	71 London Road Deal CT14 9TG	Erection of 2 detached dwellings with parking (existing garage to be demolished).	Members RESOLVED: No objection.	Awaiting Decision
26/00046	ND	75 High Street Deal CT14 6EH	Installation of a satellite dish (Retrospective).	Members RESOLVED: No objection.	Granted Permission
26/00028	ND	41 Wellington Road Deal CT14 7AL	Erection of a first floor rear extension.	Members RESOLVED: Objection. DTC object to the use of Upvc cladding, as this is out of keeping with the conservation area.	Awaiting Decision
26/00029	ND	42 Wellington Road Deal CT14 7AL	Erection of a ground and first floor rear extensions and detached annexe for ancillary use.	Members RESOLVED: Objection. DTC object to the use of Upvc cladding, as this is out of keeping with the conservation area.	Awaiting Decision

26/00063	MD	276 Middle Deal Road Deal CT14 9SW	Erection of a single storey rear extension and enlarge rear first floor window (conservatory demolished).	Members RESOLVED: No objection.	Awaiting Decision
26/00099	MD	18 Poplar Drive Deal CT14 9ZG	Erection of a single storey rear extension.	Members RESOLVED: No objection.	Awaiting Decision

Total number of Planning Applications = 41

Planning Applications - Still Awaiting Decisions = 34

Planning Applications - Granted Permission = 6

Planning Applications – Refused Permission = 0

Planning Applications – Withdrawn = 1