



Deal Town Council, Town Hall, High Street, Deal, CT14 6TR.

To all Councillors: You are hereby summoned to attend a meeting of Full Council at the Town Hall on Tuesday 24 February 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 Monday 23 February 2026 by email to deal.town.council@deal.gov.uk or post to the above address. These statements will be circulated to all councillors present at the meeting and become part of the public record of the meeting; names will be redacted.

L. Crow

Mrs. L Crow - Town Clerk

Date: 17.02.2026

AGENDA

1	Chairperson's opening remarks:	Chairperson
2	Apologies for absence received:	Town Clerk
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	The minutes of the meeting of Full Council held on Tuesday 27 January 2026 for approval and signing: Decision required.	Attach. 2
5	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.	Town Clerk
6	List of payments including payments exceeding £500 for approval and signing between 1 January 2026 and 31 January 2026: Decision required	Attach. 3
7	Tree Guardian Project Update & Revised Project Plan: Decision required	Attach. 4
8	Correspondence Received - Friends of Betteshanger: Decision required	Attach. 5
9	Local Government Reorganisation: a) Local Government Reorganisation Consultation: Decisions required b) LGR Update and Initial Asset Expression of Interest: For information	Attach. 6 Attach. 7
10	DDC Community Governance Review: Decision required	Attach. 8
11	Deal Town Council draft Meeting Schedule 2025/26: Decision required	Attach. 9
12	Deal Town Council Committee Minutes: Information to note (a) The minutes of the Planning Committee meeting held on 10.11.25 (e) The minutes of the Finance & General Purposes Committee meeting held on 18.11.25	Attach.10 Attach.11
13	Resolution to exclude the public: Public Bodies (admission to meetings) Act 1960 s1 (2) on the grounds that the information to be discussed is of a confidential nature.	
14	UK Town of Culture Competition: a) Report from the Project Officer: Decision required b) Request received from Deal Town of Culture Steering Group: Decision required	Attach.12 Attach.13
	Date of next meeting: 31 March 2026	

Filming and audio recording of Town Council meetings, by representatives of the media and also by members of the public using small media tools, is permitted. Please refer to the council's protocol for recording of meetings for guidance, available to download on www.deal.gov.uk or on request.

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 dispensation, 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

The Minutes of the Full Council meeting held at the Town Hall on Tuesday 27 January 2026 at 7.15pm.

Present: Cllr M Eddy (Chairperson) Cllr B Bano
 Cllr S Beer Cllr L Craggs
 Cllr A Friend Cllr M Walters
 Cllr T Bond Cllr O Richardson
 Cllr P Jull

Officers: Mr P Bone (Deputy Town Clerk) Others: 3 Members of public
 Ms J Harper (Asst. to the Town Clerk)

1	Chairperson's opening remarks: The Chairperson read the fire evacuation procedures and welcomed everyone to the meeting.	Chairperson
2	Apologies for Absence received: Cllr S Cullen, Cllr D Cronk, Cllr M Cronk and Cllr D Parks due to work commitments. Cllr P Findley for personal reasons. Absent: Cllr S Brookfield	Deputy Town Clerk
3	Declarations of interest: Cllr P Jull declared a VAOI for item 10 as he is a Chamber of Trade board member.	
4	The minutes of the Extraordinary Meeting of Full Council held on Tuesday 16 December 2026 for approval and signing: Members RESOLVED: To accept the minutes of the Extraordinary Meeting of Full Council held on Tuesday 16 December 2026 as a true and accurate record. (P) Cllr A Friend (S) Cllr L Craggs. 7 For, 1 Against, 1 Abstention. The Chairperson duly signed the minutes.	Chairperson
5	Public participation and statements received: None received.	
6	List of payments including payments exceeding £500 for approval and signing from between 1 November to 30 November 2025 and 1 December to 31 December 2025: Members RESOLVED: To accept the list of payments including payments exceeding £500 for approval and signing from the 1 November to 31 December 2025. (P) Cllr A Friend (S) Cllr T Bond. All agreed.	Chairperson
7	Recommendations from the Finance & General Purposes Committee: a) Draft budget 2026/27: Members RESOLVED: To accept and agree the annual budget for 2026/27 (P) Cllr P Jull (S) Cllr L Craggs. 7 for, 2 Against. 0 Abstentions Agreed b) Precept Demand 2026/27: Members RESOLVED: To set the Precept for 2026/27 at £610,218 and to authorise the Chairperson of this meeting and the Town Clerk to sign the Precept Demand 2026/27 on behalf of the Council. (P) Cllr P Jull (S) Cllr M Eddy. All agreed.	R.F.O R.F.O Chairperson / Town Clerk
8	Recommendation from the Transport & Infrastructure Committee re-dropped kerbs: Members RESOLVED: To accept the recommendation from the Transport & Infrastructure committee that	

	<p>£6,000 be funded from the DTC Project Fund for the installation of three drop kerbs on the DTC HIP at the following locations.</p> <ul style="list-style-type: none"> • Darracott Close (London Road) • Cowper Road (London Road) • Golf Road (North End) <p>(P) Cllr A Friend (S) Cllr M Walters. All agreed.</p>	Committee Clerk/R.F.O
9	<p>Committee Chairperson Appointment: Members RESOLVED: To appoint Cllr L Craggs as a member of the Transport & Infrastructure Committee, Cllr Ben Bano as the Chairperson to the Transport & Infrastructure Committee and Cllr L Craggs as the Vice-Chairperson to the Transport & Infrastructure Committee until the Annual Meeting of the Council 2026.</p> <p>(P) Cllr B Bano (S) Cllr T Bond. 8 For, 0 Against, 1 Abstention. Agreed</p>	Committee Clerk
10	<p>Council Outside Body Representative: Members RESOLVED: That the Mayor and Deputy Mayor attend meetings of the Chamber of Trade and Citizens Advice if required to do so until the Annual Meeting of the Council 2026.</p> <p>(P) Cllr M Eddy (S) Cllr A Friend. All agreed.</p> <p>Members further RESOLVED: That the RESERVE Councillors to the following Outside Body Organisations act as the main representatives until the Annual Meeting of the Council 2026.</p> <ul style="list-style-type: none"> • White Cliffs Community Rail Partnership (Cllr B Bano) • Southeastern Railway Stakeholder Meetings (Cllr B Bano) • Dover Joint Transport Advisory Committee (Cllr M Eddy) <p>(P) Cllr M Eddy (S) Cllr T Bond. All agreed.</p>	<p>Mayor/ Deputy Mayor</p> <p>Cllrs</p>
11	<p>Report received from Cllr S Beer regarding the Friends of North Deal event 5th December 2025: Members RESOLVED: To note the report.</p> <p>(P) Cllr S Beer (S) Cllr L Craggs. All agreed.</p>	
12	<p>Deal Town Council Committee Minutes: Members RESOLVED: To note the following minutes:</p> <p>(a) The minutes of the Planning Committee meeting held on 10.11.25</p> <p>(b) The minutes of the Planning Committee meeting held on 08.12.25</p> <p>(c) The minutes of the Transport & Infrastructure Committee meeting held on 17.09.25</p> <p>(d) The minutes of the Transport & Infrastructure Committee meeting held on 19.11.25</p> <p>(e) The minutes of the Finance & General Purposes Committee meeting held on 23.09.25</p> <p>(f) The minutes of the Finance & General Purposes Committee meeting held on 18.11.25</p> <p>(P) Cllr A Friend (S) Cllr T Bond. All agreed</p>	
	The Chairperson closed the meeting at 19.43pm.	

Deal Town Council
Nat West Combined A/C's

List of Payments made between 01/01/2026 and 31/01/2026

Date Paid	Payee Name	Transaction Detail	Amount Paid
02/01/2026	VIC YOUNG SS	TOWN CAR LEASE	£ 390.89
02/01/2026	SCREWFIX DIRECT	MAINTENANCE ITEMS TH	£ 98.98
05/01/2026	BRITISH TELECOM	INTERNET TOWN HALL	£ 61.14
07/01/2026	VODAFONE BUSINESS	STAFF MOBILE PHONES	£ 143.67
09/01/2026	FCS EXTERIOR CLEANING	PRESSURE WASH TH	£ 220.00
09/01/2026	FCS EXTERIOR CLEANING	WINDOW CLEANING TH	£ 230.00
09/01/2026	NEATHOUSE PARTNERS	HR & HS	£ 366.00
09/01/2026	MARKET TRADER	REF OF MKT PYMT	£ 25.00
09/01/2026	ICO	SUBSCRIPTION	£ 47.00
09/01/2026	GLOBAL4 TELECOM	LANDLINE TH	£ 266.34
15/01/2026	DNA PAYMENTS	VIC CARD MACHINE	£ 31.62
15/01/2026	BUSINESS STREAM	WATER MR ALLOTS	£ 333.57
15/01/2026	NAT WEST	BANK CHARGES	£ 32.90
16/01/2026	SLCC	MEMBERSHIP FEE	£ 505.00
16/01/2026	KENT PENSION FUND	EE's PENSION	£ 1,592.31
16/01/2026	KENT PENSION FUND	ER's PENSION	£ 6,326.75
19/01/2026	PHILLIP VALLANCE	ALLOT MAINT MR	£ 148.00
19/01/2026	PHILLIP VALLANCE	ALLOT MAINT PA	£ 146.00
19/01/2026	PHILLIP VALLANCE	ALLOT MAINT GR	£ 146.00
19/01/2026	WALKER HIGHWAYS	SAT MKT ROAD CLOSURES	£ 990.00
19/01/2026	DOVER DISTRICT C	BUSINESS RATES	£ 1,272.00
19/01/2026	STAFF NET PAY	NET PAY	£ 20,921.33
20/01/2026	ZURICH MUNICIPAL	INSURANCE TOWN HALL	£ 7,666.36
21/01/2026	FCS EXTERIOR CLEANING	CLEANING TH	£ 40.00
22/01/2026	CONEXIA LTD	PAYROLL SERVICES	£ 716.83
22/01/2026	ADM COMPUTER SERVICES	IT SUPPORT TH	£ 988.06
22/01/2026	BUSINESS STREAM	WATER GR ALLOTS	£ 80.00
22/01/2026	HMRC	PAYE EE	£ 4,078.94
22/01/2026	HMRC	EE NI	£ 1,090.48
22/01/2026	HMRC	ER NI	£ 3,680.93
29/01/2026	SUN LEISURE LTD	GAZEBO WEIGHTS	£ 2,175.60
30/01/2026	SUEZ RECYCLING AND	WASTE & RECYCLING TH	£ 121.40
30/01/2026	NAT WEST	BANK CHARGES	£ 78.35
			£ 55,011.45

Deal Town Council

Nat West Combined A/C's

List of Payments over £500 made between 01/01/2026 and 31/01/2026

Date Paid	Payee Name	Transaction Detail	Amount Paid
16/01/2026	KENT PENSION FUND	EE's PENSION	£ 1,592.31
16/01/2026	KENT PENSION FUND	ER's PENSION	£ 6,326.75
19/01/2026	WALKER HIGHWAYS	SAT MKT ROAD CLOSURES	£ 990.00
19/01/2026	DOVER DISTRICT C	BUSINESS RATES	£ 1,272.00
19/01/2026	STAFF NET PAY	NET PAY	£ 20,921.33
20/01/2026	ZURICH MUNICIPAL	INSURANCE TOWN HALL	£ 7,666.36
22/01/2026	CONEXIA LTD	PAYROLL SERVICES	£ 716.83
22/01/2026	ADM COMPUTER SERVICES	IT SUPPORT TH	£ 988.06
22/01/2026	HMRC	PAYE EE	£ 4,078.94
22/01/2026	HMRC	EE NI	£ 1,090.48
22/01/2026	HMRC	ER NI	£ 3,680.93
29/01/2026	SUN LEISURE LTD	GAZEBO WEIGHTS	£ 2,175.60
			£ 51,499.59

**DEAL TOWN COUNCIL
MEMORANDUM**

To: Cllr M Eddy – Chairperson of Deal Town Council
All Council Members
From: Nadine Miller, Climate Change, Projects and Communications Officer
Date: 11 February 2026
Re: **Deal Tree Guardians Project 2026**

In June 2024, the Deal Tree Guardians scheme was proposed and Members resolved to approve the project on the condition that a suitable number of volunteers can be recruited.

A lengthy recruitment campaign followed, both online and in-person, however at the final stages of the recruitment process we were unable to take the project further.

The key aims of the project were to help take care of existing trees, plant new trees and equip people with knowledge and skills to improve the town's canopy and increase tree cover.

In order to proceed with the project, the Town Clerk, in consultation with councillors and officers agreed a new approach was needed.

Deal Tree Guardians Project 2026 will work to deliver the original aims agreed by council and, building on feedback from the original project, open it out further to the community.

A budget of £3,000 was allocated in 2024; £2,000 for planting trees and £1,000 for training and equipment.

Two workshops will be held at the Town Hall in Autumn 2026 and Spring 2027. They will be free to attend and will allow residents to learn more about trees, their health, impact on our environment and seasonal changes, maintenance and requirements.

A dedicated Tree zone will be created on the Deal.gov.uk website. On the page will be information about tree health, how and where to report any issues identified with trees in Deal and a section to suggest sites for planting trees.

Decision required: Members to agree the updated Deal Tree Guardians 2026 project plan.

Deal Town Council PROJECT PROPOSAL

The Council will consider new project proposals twice a year, in June and October.

It will be at the Town Clerk's discretion if a project proposal is brought forward outside of these two months in liaison with the Chairperson of the relevant committee or Chairperson of the Council.

Project proposals must demonstrate how the project fits with Deal Town Council Policies or Commitments.

The following to be completed in detail by all Councillors and Officers bringing forward a new project for consideration. (*Sections 1 – 9 must be completed. Section 10 is to be completed if a detailed plan is available.*)

Project Title: Deal Tree Guardians Project 2026

1

PROJECT AIM (*A short statement – about 100 words. What would be the key activities? What changes do you want to see? What will the wider impact be?*)

Help take care of existing trees, plant new trees and equip people with knowledge and skills to improve the town's canopy and increase tree cover.

2

LEAD BODY: Deal Town Council

LEAD PERSON: Climate Change, Projects and Communications Officer

POTENTIAL PARTNERS: Kent Wildlife Trust

3

PROJECT SUMMARY (*A longer explanation - What will happen? How will it be done? Who will benefit?*)

To provide an online Tree-zone to help people report problems with trees and tree health to the relevant authorities.

To welcome suggestions for areas where trees can be planted in Deal.

To give people a deeper understanding of the importance of trees and their vital place in our ecosystem and the tools to identify them and observe their health.

4

PROJECT PERIOD (*How long will the project run? When do you want it to start?*)

Summer 2026 onwards

5

EVIDENCE OF NEED: (*Why is it needed? How do you know?*)

Trees play a vital role in our wellbeing, sustain our environment and are key to addressing climate change.

As we look to further climate adaption and resilience, trees play a vital role in reducing flooding by slowing down the flow of rainwater, absorbing rainwater and reducing erosion. ([Woodland Trust](#)). In the heat, their canopy provides shade.

They are also home to a great range of wildlife, each eco-systems of their very own.

Feedback shows us trees are important to many people and there is a desire to look after and support the trees we have and to find ways to plant more.

6

OBJECTIVES AND TARGETS (What will have happened by the end? NB your targets must be measurable).

To equip people with the knowledge about our trees and to spur them on to further action in learning and caring for our environment.

To have planted additional trees in Deal

7

SUSTAINABILITY (Will the actions carry on after the project closes? Will it end and close down?)

The workshops will be held on two separate, fixed dates and the planting will run until the £2,000 budget has been reached.

The online Tree-zone will remain in place, continuing to share arboreal information and how to report any tree damage

8

ESTIMATED BUDGET

How much do you think it will cost? £3,000

Where will this come from: Monies allocated in June 2024

How does it represent Value for Money?: £2,000 for tree planting and £1,000 for two workshops

OTHER RESOURCES (Will it need staff time? Volunteer support?); 100 hours officer time

9

How does the project fit with the existing commitments or policies of Deal Town Council?

Policy/Commitment	FIT Yes/No	Comments
The Town Plan Action	yes	Deal Town Council to work with DDC, KCC and local organisations to plant trees in urban areas.
The Climate Change Declaration	yes	Seek opportunities for decarbonising Research urbans area to improve the environment for people, birds, animals and insects
The Declaration of Ecological Emergency	yes	implementing actions on local nature protection and recovery, including community engagement and partnership working
The City of Sanctuary Strategy	yes	To develop the capacity and skills of the members of the refugee community in Deal in such a way that they are better able to identify, and help meet, their needs and to participate more fully in society

Health and Wellbeing	yes	Care for the planet - Look after your community and environment
Ocean and Coastal Recovery Strategy	yes	Continue to support the work of local groups and work together for a better marine environment

Please complete the ACTION PLAN below if a detailed plan is available.

10 PROJECT ACTION PLAN

ACTION REQUIRED	WHEN BY	WHO	NOTES
Create Tree-zone on Deal.gov.uk	March 2026	Comms officer	
Promote new online Tree-zone	March 2026	Comms officer	
Begin sign up for & promotion of autumn workshop	August 2026	Comms	
Autumn workshop	October 2026		
Begin sign up for & promotion of spring workshop	November 2026		
Spring workshop	March 2027		

**DEAL TOWN COUNCIL
MEMORANDUM**

To: Cllr M Eddy - Chairperson of Deal Town Council & All council members
From: Mrs L Crow – Town Clerk
Date: 10 February 2026
Re: **Correspondence received from Friends of Betteshanger**

Deal Town Council has been contacted by the Friends of Betteshanger with the following information and request.

As we know the current development plans for Betteshanger Country Park are at an impasse and the 250 acre park, loved by people in Deal, is now in a state of suspense with an accumulation of severe problems that require a new initiative to solve. The closure and reopening of Colliers gate are symptomatic of deeper issues with the development and the need for an alternative vision for the future of the park since there is a consensus that the surf lagoon and hotel are unviable and unlikely to find financial backers.

Public access to the park forms part of the section 106 agreement for the current applications but only if the surf lagoon and hotel are operational. The developer has not contacted DDC to withdraw the applications which still have 6 years to run to allow for planning conditions to be discharged. FoB doubt the conditions can be met. It seems unlikely that DDC will enforce the 2004 section 106 agreement or that Homes England will enforce the restrictive covenant they hold. The current owner claims to be making large losses keeping the park running and DDC have requested regular meetings. The developer has posted a willingness to explore options. Any discussions should be made public and be minuted and open, transparent and accountable.

Friends of Betteshanger have developed an Alternative Vision (see attached) that we believe can gain broad community and environmental NGO support. It will be viable and protect the precious ecology of the park. We believe that together with local civic groups and environmental NGOs we can develop an Alternative Vision that will be able to provide a long-term solution. So far we have had a positive response.

Friends of Betteshanger would like to ask Deal Town Council to support our Alternative Vision. We would like to ask Deal Town Council to endorse it so we can develop a community backed plan with input from environmental NGOs.

We also think it important that the developer withdraws both applications and that there need to be legally enforceable safeguards in place to protect the park.

Deal Town Council's Planning Committee have been consulted regarding Betteshanger Park at numerous meetings. At the Committee's meeting on 9th February members considered a report which included correspondence from Sholden Parish Council regarding the closure of Colliers gate, which is the access to the park from Deal. The report included an update from the Committee Clerk as follows.

The Committee Clerk can advise that this item was on the DDC Full Council agenda held on 28th January 2026, in the Leader of the Council's speech he advised that he had recently met with the management team at Betteshanger Park who assured him that the gate will be opened soon. Following a motion brought forward on the DDC agenda and various discussions by DDC

Councillors', a summary of the resolution was that going forward DDC would work closely and collaborate with the management team at Betteshanger Park.

Deal Town Council's Planning Committee RESOLVED: To note the information and support the work of Sholden Parish Council.

Decision required: Members to consider the request from Friends of Betteshanger that their alternative vision for Betteshanger Park is endorsed by Deal Town Council.

Friends of Betteshanger Alternative Vision



Betteshanger Country Park is a wildlife haven that has been shaped by its industrial past.

From being the slag heap for Betteshanger Colliery, that closed down in 1989, it has evolved into a site of extraordinary biodiversity riches and of national importance for some of its most vulnerable species. It was set up as a Country Park in 2004 and is now a much- valued green space for the local community, that is reflected in its designation by Dover District Council as an Asset of Community Value. But the future of the Park is now uncertain. The

Friends of Betteshanger offer the following ideas as an alternative vision.

Bright Wave Moth



Skylark



Protection for the Park

It is essential that the Park's green spaces and the wildlife they support are protected and managed for the long term. When the Park was set up a S106 attached to the planning application obliged Dover District Council to designate it as a Local Nature Reserve. This didn't happen. We believe that now is the time for this to be looked at again and the designation applied for. The Dover SNEO considers the site qualifies as at least a Local Wildlife Site. Also, Daniel Thorman, Dover District Council solicitor, told the planning committee on March 7th 2025, when the development plans for the Park were granted permission, that the Park's biodiversity value is greater than that which would be required for Local Nature Reserve designation. Additionally, another application for SSSI status should be submitted to Natural England as recommended by several NGO's. The Park's green spaces also need to be protected for the local community. Time in nature, as much research has shown, has multiple benefits for people's physical and mental health and green spaces are vital for carbon sequestration, flooding mitigation, and other natural capital benefits.



Young Toad

Barometer Earthstar

The Knepp Estate

We suggest that the well-known Knepp Estate rewilding project in Sussex, points a way forward. Here rewilding has transformed a loss-making farm into a business earning around £800,000 annually from eco-tourism, meat sales, and stewardship schemes. Thousands of people visit annually to spend time in nature and see the amazing results of the rewilding project, with White Storks, Nightingales, Turtle Doves, Purple Emperor Butterflies, Bats, Mammals, the list goes on and on.

Charlie Burrell the co-owner says:

'There appears to be an insatiable appetite for getting out and connecting with nature.'

Professor John Lawton, author of the Making Space for Nature Report 2010, says:

‘Knepp Estate is one of the most exciting wildlife conservation projects in the UK and indeed in Europe. If we can bring back nature at this scale and pace just 16 miles from Gatwick airport, we can do it anywhere. I’ve seen it. It’s truly wonderful and it fills me with hope’.

So could the Knepp example point a new way for Betteshanger Country Park and provide people in East Kent with a similar experience albeit on a smaller scale?

Betteshanger Country Park is already rewilding and has been since it was created. As result of increasing scrub Nightingales have appeared and were recorded there in 2024. There is the second largest colony of the scarce Lizard Orchid with over 3000 plants. There are the Turtle Doves and the Skylarks, the Bats, Badgers and Beavers, the Water Voles and the Common Lizards and all the invertebrates including the Fiery Clearwing, Sussex Emerald and Bright Wave Moths. Plenty to already attract visitors with ‘an insatiable appetite’ to spend time in nature. Nature Conservation designations would add an extra layer of appeal.

Of course, because of Betteshanger’s unique species, some areas would need to be managed rather than allowed to rewild. This would ensure optimum habitat for Lizard Orchids, Invertebrates and Reptiles.

Betteshanger Country Park could also tap into some of the income streams that have made Knepp so successful:

- Income from Government schemes such as Countryside Stewardship and Environmental Land Management schemes.
- Becoming a Habitat Bank.
- Income from eco-tourism.
- Income from a high- end restaurant and a shop.
- Events such as BBQ evenings, art and sculpture exhibitions.
- Author’s and Speaker’s Supper evenings.
- Income from small scale camping and a few onsite accommodation

units. This could be in addition to:

- the educational events for children that the Park already provides.
- Income from cycling.
- Income from a new Dog Park – an enclosed area where dogs can run freely.
- Access to a wide range of grants if the Park was to be run as a charity.

Conclusion. The example of Knepp Estate may point a new way forward for Betteshanger Country Park. In addition, it would contribute to the Government’s 30 by 30 target which aims to protect 30% of land and sea in the UK by 2030. This is what the Government says:

'Delivering the UK's 30 by 30 target on land in England means ensuring that our most important and wildlife rich habitats are benefitting from effective long-term conservation and management.'

At a time of climate change and when species are declining and habitats being degraded everywhere, we want to see the Dover District and Betteshanger Country Park in particular as a beacon of hope, where nature thrives and is protected both for its wildlife value and for the enjoyment of the local community.

Friends of Betteshanger

Thanks to the photographers: John Buckingham, Paula Young, Colin Skinner and Adrian Sullivan

Background Information submitted by Friends of Betteshanger as their brief update on recent developments at Betteshanger Country Park

The applications for the surf lagoon and hotel have got nowhere since they were passed in March 2024 and are now unravelling. Dover District Council's Overview and Scrutiny committee will be looking at DDC policy towards the park and its future as it is generally accepted that the whole project is not financially viable. The hotel's financial backers withdrew last August and despite FoB questioning, we have heard nothing of the surf lagoon. Given the terrible location in East Kent away from major conurbations and with poor transport infrastructure it is dubious that any financial backers will come forward to risk their money. At the same time the developer claims continuous large losses running the park and there are serious doubts that the planning conditions can be discharged.

The recent situation came to a head due to the sudden and unannounced closure of the Colliers gate (the only entrance from Deal) by the park management. This outraged local people and FoB helped organise a campaign of emails to DDC councillors. There was a flurry of activity amongst the councillors and an opposition councillor put a motion forward to the DDC full council meeting on Jan 28th asking for (1) a meeting to get the gate reopened (2) regular meetings between DDC and QE to discuss how the park is run (3) Overview and Scrutiny to examine DDC policy with regards to the future of the park. The motion was passed unanimously.

Local people have made it clear they want a public and accessible Country Park. From the remarks of the council leader it appeared that DDC was considering ways to work with Quinn Estates and these might include subsidies of some kind, given the losses claimed by the developer for keeping the park open (given as £48k per month in their Financial Summary). There is a concern that if there were informal and un-minuted discussions this would not be in the public interest.

For developers and land agents much depends on an uplift in land values often due to the granting of planning permission. In the case of the adjacent pit head site, bought by the same developer, at the same time as the park, there was a very large uplift when planning permission was granted for 210 houses and the site sold on. Betteshanger Country Park would have an uplift in land value but only if the development was viable. Further, the current business model focusing on large scale events like evening pop concerts etc. doesn't seem to be profitable. It seems very unlikely that there has been any uplift in land value for the park.

Running a Country Park requires expertise, different to property development, and this requires professional and specialised management.

The 2024 section 106 agreement for the park (22/01158) planning application requires public access to be guaranteed only if the surf lagoon and hotel are operating. This puts a big question mark over public access and ecology management in the park. The park is at the crossroads as the current situation can't continue indefinitely.

The developer also has problems meeting planning conditions which we doubt can be met. These involve pollution of the Stour, the lack of mains sewage on the site and the need to provide a Waste Water Treatment Plant adequate for the 700k visitors expected. There is also an issue with chlorinated water and toxins including high concentrations of organic acids in the substrate which is an historic slag heap. The approx 8 Ha of impermeable surfaces also create problems with the infiltration of rainwater. FoB have commissioned an independent expert report on the planning conditions from Watres Associates in case of any discharge of planning conditions. The problems with discharging ecological conditions are also dubious. Natural England will not give licences for the translocation of lizard orchids unless a sustainable community can be established. This has never been achieved before.

There also exists a restrictive covenant to limit the use to a Country Park, created in 2013 and held by Homes England which hasn't been enforced. Further there is the section 106 agreement created in 2004 by DDC that required them to request that Natural England declared the park a Local Nature Reserve. This has never been done.

Quinn Estates has not notified DDC that it has withdrawn the applications and at the moment there are no legally enforceable safeguards that are in place to protect the park in the case that Quinn Estates decided to submit a new application. The planning conditions allow the developer 7 years to meet them and the park is now in a state of suspense.

Now the issue is passed to the Overview and Scrutiny committee to try to work out a path towards a future for the park. This gives us a real opportunity to push through an alternative vision. FoB expect to get a lot of support from local people, Town and Parish councils, local civic groups so we can present a scheme with very broad support. With the support of environmental NGOs we believe the park can be protected for future generations.

**DEAL TOWN COUNCIL
MEMORANDUM**

To: Cllr M Eddy - Chairperson of Deal Town Council & All council members
From: Mrs L Crow – Town Clerk
Date: 6 February 2026
Re: **Local Government Reorganisation Consultation**

On Thursday 5 February Government ministers launched their consultation on the future number of councils in Kent and Medway and the areas they should cover.

This consultation is to hear views on the biggest proposed shake up of local government in 50 years.

Under the current system Kent County Council (KCC) delivers some services such as education, social services and roads, and district or borough councils deliver others like emptying bins and providing housing services.

Under the proposed system, a much smaller number of unitary councils would deliver all council services in one area. Medway Council operates in that way today.

In a joint statement, council leaders in Kent and Medway, said: *“Our councils are your councils and it is important you have your say on their future and how they deliver vital services.*

“We’ve worked really closely together to pull together the evidence to support a number of options for the people of Kent and Medway so everyone can make an informed decision.

“Each council has nailed its colours to the mast of a particular option and explained why.

“It’s now over to you and organisations throughout Kent and Medway to help ministers make an informed decision.”

Full details of the government’s consultation, with all options submitted by councils can be found on this link [Proposals for local government reorganisation in Kent and Medway](#)

There is lots of background information, including the detailed explanations for each option, at [Kent Council Leaders](#)

The deadline for consultation responses is 11.59pm on Thursday 26 March 2026.

Once the consultation closes, the civil servants and ministers will consider everyone’s responses alongside the evidence that has been presented to them.

A decision on which option ministers have chosen is likely to be announced in the summer.

Deal Town Council has advertised this consultation to residents through its usual media channels, including our website and social media.

Decision required: Members to decide how they will respond to this consultation

The Proposals submitted for Local Government Reorganisation in Kent and Medway.

1. Kent County Council proposed 1 unitary council comprising the current areas of:
 - Ashford, Canterbury, Dartford, Dover, Folkestone & Hythe, Gravesham, Maidstone, Sevenoaks, Swale, Thanet, Tonbridge and Malling, Tunbridge Wells, and Medway
2. Folkestone and Hythe District Council, Maidstone Borough Council, Sevenoaks District Council, Tonbridge and Malling Borough Council, and Tunbridge Wells Borough Council proposed 3 unitary councils. These would comprise the current areas of:
 - North: Dartford, Gravesham, Medway, and Swale
 - West: Maidstone, Sevenoaks, Tonbridge & Malling, and Tunbridge Wells
 - East: Ashford, Canterbury, Dover, Folkestone & Hythe, and Thanet
3. Dover District Council, Swale Borough Council, and Thanet District Council proposed 4 unitary councils. These would comprise the current areas of:
 - North: Dartford, Gravesham, and Medway
 - West: Maidstone, Sevenoaks, Tonbridge & Malling, Tunbridge Wells
 - Mid: Swale, Ashford, and Folkestone & Hythe
 - East: Canterbury, Dover, and Thanet
4. Medway Council, Ashford Borough Council, and Canterbury City Council proposed 4 unitary councils. This includes a request to split existing district council areas between the proposed new councils. These would comprise the current areas of (please see maps in the proposal for full details):
 - North Kent: Medway (98%), Gravesham (87%), Swale (81%), Dartford (78%), small parts of Tonbridge and Malling (3%) and Maidstone (2%)
 - West Kent: Sevenoaks, Tunbridge Wells, Tonbridge and Malling (61%), Dartford (22%), Gravesham (13%), and Medway (2%)
 - East Kent: Canterbury, Dover, Thanet, Folkestone and Hythe (64%), and Swale (Faversham area 17%)
 - Mid Kent: Ashford, Maidstone (98%), Folkestone and Hythe (36%), Tonbridge and Malling (36%), and Swale (3%)
5. Dartford Borough Council and Gravesham Borough Council proposed 5 unitary councils. This includes a request to split existing district council areas between the proposed new councils. These would comprise the current areas of (please see maps in the proposal for full details):
 - North Kent: Dartford, Gravesham, Medway (25%), and Sevenoaks (18%)
 - West Kent: Maidstone, Sevenoaks (82%), Tonbridge and Malling, and Tunbridge Wells
 - East Kent: Canterbury, Swale (24%), and Thanet
 - Mid Kent: Medway (75%) and Swale (76%)
 - South Kent: Ashford, Dover, and Folkestone & Hythe

The consultation can be responded to online answering 10 questions, each proposal has the same questions, except for [Consultation on the Proposal from Medway Council, Ashford Borough Council, and Canterbury City Council](#) and [Consultation on the Proposal from Dartford Borough Council and Gravesham Borough Council](#) that has an additional 2 questions

Full details can be found here [Consultation on the Proposals for Local Government Reorganisation in Kent and Medway - Ministry of Housing, Communities and Local Government - Citizen Space](#)

Consultation questions

1. To what extent do you agree or disagree that the proposal suggests councils that are based on sensible geographies and economic areas?

Strongly agree	Somewhat agree	Neither agree nor disagree
Somewhat disagree	Strongly disagree	Don't know

2. To what extent do you agree or disagree that the proposed councils will be able to deliver the outcomes they describe in the proposal?

Strongly agree	Somewhat agree	Neither agree nor disagree
Somewhat disagree	Strongly disagree	Don't know

3. To what extent do you agree or disagree that the proposed councils are the right size to be efficient, improve capacity and withstand financial shocks?

Strongly agree	Somewhat agree	Neither agree nor disagree
Somewhat disagree	Strongly disagree	Don't know

4. To what extent do you agree or disagree that this proposal will put local government in the area as a whole on a firmer footing, particularly given that some councils in the area are in receipt of exceptional financial support?

Strongly agree	Somewhat agree	Neither agree nor disagree
Somewhat disagree	Strongly disagree	Don't know

5. To what extent do you agree or disagree that the proposed councils will deliver high quality, sustainable public services?

Strongly agree	Somewhat agree	Neither agree nor disagree
Somewhat disagree	Strongly disagree	Don't know

6. To what extent do you agree or disagree that the proposal has been informed by local views and will meet local needs?

Strongly agree	Somewhat agree	Neither agree nor disagree
Somewhat disagree	Strongly disagree	Don't know

7. To what extent do you agree or disagree that establishing the councils in this proposal will support devolution arrangements?

Strongly agree
Somewhat disagree

Somewhat agree
Strongly disagree

Neither agree nor disagree
Don't know

8. To what extent do you agree or disagree that the proposal enables stronger community engagement and gives the opportunity for neighbourhood empowerment?

Strongly agree
Somewhat disagree

Somewhat agree
Strongly disagree

Neither agree nor disagree
Don't know

9. If you would like to, please use the free text box to explain the answers you have provided to questions 1-8 referring to the question numbers as part of your answer. You may also use the box to provide any other comments you have on the proposal.

Text box to add further comments

10. I confirm that I have not provided any information that identifies an individual in the free text box.

[Consultation on the Proposal from Medway Council, Ashford Borough Council, and Canterbury City Council](#) and [Consultation on the Proposal from Dartford Borough Council and Gravesham Borough Council](#) additional two questions are;

10. This is a proposal that is accompanied by a request that the Secretary of State considers boundary change or that affects wider public services. To what extent do you agree or disagree that the proposal sets out a strong public services and financial sustainability justification for boundary change?

Strongly agree
Somewhat disagree

Somewhat agree
Strongly disagree

Neither agree nor disagree
Don't know

11. If you would like to, please use this free text box to explain your answer to question 10.

Text box to add further comments

DEAL TOWN COUNCIL MEMORANDUM

To: Cllr M Eddy – Chairperson of Deal Town Council & All council members

From: Mrs L Crow – Town Clerk

Date: 19 January 2026

Re: **Local Government Reorganisation Update and Initial Asset Expression of Interest**

Information to Note

As members will be aware Dover District Council has advised that they have recommended Option 4b (four unitary model with no boundary changes) as the preferred option for submission to the Ministry of Housing, Communities and Local Government, whilst recognising the benefits and challenges associated with Option 4d (four unitary model with boundary changes that see east Kent including Folkestone and Faversham). This option would mean that Dover District, Canterbury and Thanet would form the Unitary to replace Dover District Council. This option can be read in detail at [DDC Councillors support a four-unitary council plan for Kent](#)

DDC advise that in their proposed system, unitary councils would deliver all council services in one area, in the same way Medway Council currently operates. Their preferred option would see Kent and Medway divided into four new unitary councils, with the East Kent unitary covering the current district areas of Dover, Canterbury and Thanet.

It is expected that the Government will make the final decision on the unitary geography for the county of Kent by late Spring/early Summer 2026, and begin transitional, parliamentary legal work after the summer recess 2026.

Dover District Council will continue to provide their services until at least 31 March 2028.

When Full Council considered the Town Clerk's report regarding the Local Government Reorganisation last year, members were advised that the full impact of this reorganisation is yet to be determined. Further research was required regarding DDC assets as there is a possibility that there may be some local assets and services that Deal Town Council would like to explore taking on for the benefit of Deal residents i.e. toilets, parks and green spaces.

The report stated that Deal Town Council would need detailed information of all potential cost implications for any potential assets, and that we would need a robust business plan for any acquisitions.

Members made the following decisions

1. To delegate authority to the Town Clerk and R.F.O in liaison with the Chairperson of the Council and the Staff Liaison Panel to explore assets and services that may be suitable for transfer to Deal Town Council, and to submit an initial non-binding expression of interest for the transfer of these assets and services to DDC if required.

2. To delegate authority to the Town Clerk and R.F.O in liaison with the Chairperson of the Council to continue in discussions with stakeholders and local councils.

Since that time the Mayor and I have met with the Leader of Dover District Council and also liaised with the Staff Liaison Panel and the R.F.O.

The Panel considered the list of corporate assets that are currently available to view on Dover District Council's website [Corporate-Property-List.pdf](#). We agreed an initial expression of interest list that the Mayor and I gave to the Leader of Dover District Council at our second meeting. It was understood that this was non-binding and that we needed more information on the identified assets before we could take it a step further.

The Mayor and I have now had a third meeting with the Leader of Dover District Council where we were advised that although Dover District Council can consider requests for asset transfer, they are not able to make any decisions at this time. The transfer of assets would not take place until vesting day, which is expected to occur in April 2028, marking the official start of the new Unitary council. We discussed the importance of Deal Town Council receiving all the relevant budget/agreements on our initial expression of interests list in order for us to have enough time to make a final decision.

Please see below the initial expression of interest list

Asset	Task
Any planters in town centre & prominent Deal locations = not the ones on roundabouts or pier	Need info on location and details of plants already in them
Victoria Park recreation ground & play area	May apply for Asset of Community Value if this area is at risk
Cowdray square play area and ground	May apply for Asset of Community Value if this area is at risk
North Deal Playing field & MUGA (multi use games area)	May apply for Asset of Community Value if this area is at risk
St George's Garden of Rest	May apply for Asset of Community Value if this area is at risk and if the church does not already have ownership
Telegraph Road allotments – Depends on what lease they have in place with DDC	Need more information about the lease, and clarification regarding rumours of the cemetery expansion
King street toilets	All info required inc. budget details
Astor Theatre	All info required. Deal Town Council currently has the lease for the Theatre with Dover District as the owner. Deal Town Council has an underlease with Deal Arts Management CIC (Astor) who currently run the Astor Theatre.
Golf Road Grazing land	All info required including any lease commitments/agreements that may have been granted
Boat plots rented along seafront – not shown on DDC asset list	All info required
Town Hall Car Park	Car park to be for staff, Cllrs and council visitors only – if not achievable then to have some additional spaces for DTC
Advertising Boards in car parks – not shown on DDC asset list – Depends on contracts in place	All info required

Further information

The Panel, Mayor, R.F.O and I agreed to consider the option of applying for an Asset of Community Value (ACV) for the primary green spaces in Deal in the future. Until the LGR is complete we do not know how the new Unitary Authority will maintain these areas and the council must be ready should there be a decision to sell the land.

An Asset of Community Value is defined under the Localism Act 2011 in England. Should Deal Town Council apply to have a green space listed as an ACV, they would then be informed if it is put up for sale within a five-year period. This triggers a moratorium period of six months, during which the Council can organise and raise funds to purchase the asset should they wish to do so.

For the other assets listed above we are waiting for Dover District Council to provide further information to be considered. As soon as this is received, we will be able to review in detail the costs and implications that would be incurred. This will enable us to put a formal request in motion for the assets/services that Deal Town Council can realistically take over from Dover District Council.

DEAL TOWN COUNCIL MEMORANDUM

To: Cllr M Eddy – Chairperson of Deal Town Council and all Members
 From: Paul Bone – Responsible Finance Officer
 Date: 17 February 2026
 Subject: **Community Governance Review**

Please see attached a letter from DDC Electoral Services to Town and Parish Clerks regarding the decision made on 28 January 2026 to hold the Community Governance Review (CGR) based upon the number of councillors allocated to each town and parish council / council ward.

Deal Town Council currently has an electorate of 15,851 and has 15 Councillors (5 per Ward)

If Deal Town Council was to increase the number of Councillors to the maximum number allowable under the guidelines provided, the number of Councillors could be increased to a 21

Using the projections that DDC have provided, the number of the electorate is expected to rise to 17,063 by 2031. This projection would allow a maximum of 22 Councillors.

When making a decision on the number of Councillors Deal Town Council should have, DDC have asked that the following are considered:

Should the number of councillors on your existing council be changed? If yes, please indicate what the proposed number of councillors should be and the reasons for the proposal.

Points for consideration:

- *Do you struggle to find people to stand as candidates?*
- *Do you have a lot of vacancies and uncontested elections?*
- *Do you struggle to staff your committees due to low councillor numbers?*
- *Do you struggle to remain quorate?*
- *Has population growth in your area increased the amount of time you have to spend on council work?*
- *Will increasing or decreasing your councillor numbers lead to less elections?*

(Elections should be taking place every 4 years; if elections are continually uncontested and vacancies continually co-opted, it could be argued that there is a 'democratic surplus' of councillors and reducing the number of seats would improve this.)

Members will also need to consider the financial costs associated with increasing the number of Councillors.

The estimated costs involved based on 7 Councillors would be:

Initial setup:-

Laptop computers including account setup (as per existing Cllrs) £7,840
 Additional Councillor Microphones and system configuration: £4,600

Annual Costs:

Additional Software licencing	£1,710 per annum
Councillor allowances	£2,100 per annum

Decision required

Members to consider the above information and review the number of Councillors that should be recommended to the Community Governance Review for Deal Town Council and the reason for any change from 15.



Dear Town/Parish Clerk

Community Governance Review

A Community Governance Review is the legal process used to consider parish arrangements, as outlined in the Local Government and Public Involvement Health Act 2007 (“the 2007 Act”) The Council has a duty to keep parish arrangements under review and the means to do this is by running a Community Governance Review (CGR). The main aim of this CGR is to ensure that the towns/parishes in our area remain robust, representative and able to meet the challenges that lay before them. Furthermore, the Council needs to ensure that there is clarity and transparency to the areas that town/parish councils represent.

Any changes arising from a CGR must allow for enough time to be implemented prior to the scheduled town/parish council elections in May 2027.

Dover District Council considered the terms of reference for the CGR at its meeting held on 28 January 2026. In setting the Terms of Reference, the Council considered the views of the Ministry of Housing, Communities and Local Government (MHCLG) and the Local Government Boundary Commission for England (LGBCE) in conducting a CGR. The MHCLG has confirmed that Local Government Reorganisation (LGR) for our area will be based on a mixture of parish, district and county boundaries. This is different to the assumption that we had been operating under when initially planning the CGR that parish boundaries would not be used as building blocks in the development of the LGR proposals.

The Structural Changes Order (SCO) which sets in law the changes to be made is currently expected for September, although an announcement in respect of the chosen unitary model is expected from the MHCLG in ‘early summer’, which will provide clarity as to what, if any, boundary changes may be needed for the unitary. Due to this information, running a CGR now that includes options to amend internal or external boundaries, warding, grouping, ungrouping or abolishing parishes raises the potential risk of conflicting with LGR proposals in this area.

Dover District Council made the decision at its meeting held on 28 January 2026 to hold the Community Governance Review (CGR) based upon the number of councillors allocated to each town and parish council / council ward. This does not interfere with LGR and can be accommodated in plenty of time for the 2027 parish elections. In acknowledgement that a full CGR is not being conducted, the requirement to hold a full CGR including options to amend wards, groupings and internal and external boundaries will be included on the Implementation Plan to be taken forward by the new unitary authority.

The Elections Team will be administering the CGR on behalf of Dover District Council and will report the results of the consultation to the Electoral Matters Committee for them to make their recommendations to Full Council.

Your Council's input during the review would be welcomed – your councillors are in the best position to know if changes are needed. There are some guided questions included in this information to help you to discuss the options available and decide whether you wish to recommend any changes for DDC to consider. If you do not wish to make any changes to your councillor numbers, please respond to the review with this information, to ensure your views are considered.

As mentioned previously, the aim of the CGR is to look at the levels of representation at each council and compare current levels to those recommended by the National Association of Local Councils (NALC). Details are given for comparison in Appendix 1.

Draft recommendations will be decided by Full Council based on the results of the initial consultation. At that stage you will be able to comment on the proposals put forward and your reasons for agreeing / disagreeing with them. A copy of the Terms of Reference for the review has been included for your information, which includes a draft timetable and details of how to respond.

If you require any further information or assistance, please do not hesitate to contact the Elections Team using the details below. We will always help where we can.

Kind regards

Tracy Gibbs

Electoral Services Manager

NALC recommended councillor numbers:

Electors	Councillors	Electors	Councillors
Up to 900	7	10,400	17
1,400	8	11,900	18
2,000	9	13,500	19
2,700	10	15,200	20
3,500	11	17,000	21
4,400	12	18,900	22
5,400	13	20,900	23
6,500	14	23,000	24
7,700	15	over 23,000	25
9,000	16		

Guided Questions – Community Governance Review

Town/Parish Council

Should the number of councillors on your existing council be changed?

If yes, please indicate what the proposed number of councillors should be and the reasons for the proposal.

Please refer to NALC's recommended councillor levels and electorates detailed in Appendix 1, and the list of uncontested elections and vacancies in Appendix 2. A copy of the NALC numbers can be found in the document above and in the Terms of Reference.

Points for consideration:

- Do you struggle to find people to stand as candidates?
- Do you have a lot of vacancies and uncontested elections?
- Do you struggle to staff your committees due to low councillor numbers?
- Do you struggle to remain quorate?
- Has population growth in your area increased the amount of time you have to spend on council work?
- Will increasing or decreasing your councillor numbers lead to less elections? (Elections should be taking place every 4 years; if elections are continually uncontested and vacancies continually co-opted, it could be argued that there is a 'democratic surplus' of councillors and reducing the number of seats would improve this.)

**DEAL TOWN COUNCIL
MEMORANDUM**

To: Cllr M Eddy – Chairperson of Deal Town Council and all Members
From: Paul Bone – Responsible Finance Officer
Date: 16 February 2026
Subject: **Deal Town Council draft Meeting Schedule 2026/27**

Please see attached the draft meetings schedule for 2026/27

Care has been taken so that dates do not clash with Dover District Council meetings, Walmer Town Council main meetings and bank holidays.

The proposed date for the Annual Town Meeting has been brought forward a month to 23rd March so that it is before the expected Purdah period leading up to the May 27 Town & Parish Elections

Decisions required:

Members to consider and agree the Deal Town Council draft meeting schedule for 2026/27

Members to consider delegating authority to the Town Clerk in liaison with the Chairperson of the Council to amend a meeting date on the schedule if absolutely necessary.

DEAL TOWN COUNCIL MEETINGS SCHEDULE 2026 - 2027

**All meetings are held at Deal Town Hall
High Street, Deal. CT14 6TR**

2026								2027				
Council Meeting	June	July	August	September	October	November	December	January	February	March	April	May
Planning	Mon 1st 7:15pm	Mon 6th 7:15pm	Mon 3rd 7:15pm	Mon 7th 7:15pm	Mon 5th 7:15pm	Mon 2nd 7:15pm	Mon 7th 7:15pm	Mon 11th 7:15pm	Wed 10th 7:15pm	Wed 10th 7:15pm	Mon 5th 7:15pm	Wed 5th 7:15pm
Transport & Infrastructure		Wed 15th 7:15pm		Wed 16th 7:15pm		Tue 17th 7:15pm		Wed 20th 7:15pm		Wed 17th 7:15pm		Thu 20th 7:15pm
Environment	Wed 24th 7:15pm		Wed 12th 7:15pm		Wed 14th 7:15pm		Wed 16th 7:15pm		Wed 17th 7:15pm		Tue 13th 7:15pm	
Finance & General Purposes		Tue 21st 7:15pm		Tue 22nd 7:15pm		Mon 16th 7:15pm	Tue 22nd 7:15pm	Tue 19th 7:15pm		Thu 25th 7:15pm		Tue 4th 7:15pm
Full Council	Tue 30th 7:15pm	Tue 28th 7:15pm		Tue 29th 7:15pm	Tue 27th 7:15pm	Tue 24th 7:15pm		Tue 26th 7:15pm	Tue 23rd 7:15pm	Tue 30th 7:15pm	Tue 20th 7:15pm	
Other										*ATM 23rd 7:15pm		**AMC 25th 7:15pm

NO MEETINGS

*ATM = Annual Town Meeting - 23rd March @7:15pm

**AMC = Annual meeting of the council including Chairman election - 25th May @

**Agendas are available from: Town Hall, High Street, Deal, Kent CT14 6TR
or you can download from the council website**

Email: deal.town.council@deal.gov.uk

Tel: 01304 361999

Website: www.deal.gov.uk

Minutes – approved by Committee and signed by Chairperson 09/02/2026

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 5th January 2026 at the Town Hall at 7.15pm

Present: Cllr M Eddy (Chairperson)
Cllr P Findley

Cllr A Friend

Officers: Mrs L Marney – Committee Clerk

Others: 0

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. The Chairperson wanted to express his thanks to co-opted member Mr R Green and hopes he will be able to re-join the Planning Committee soon.				Chairperson
2	Apologies for absence: Cllr T Bond and Mr R Green (co-opted member) due to prior commitments. Mrs E Fogarty (co-opted member) due to illness.				Committee Clerk
3	Declarations of interest: Cllr M Eddy declared a VAOI on planning application 25/01296 as this is a neighbouring property.				
4	Public Participation and Statements received: None received.				Committee Clerk
5	The minutes of the planning committee meeting held on 8th December 2025 for approval and signing: Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 8 th December 2025 as a true and accurate record. The Chairperson duly signed the minutes. (P) Cllr A Friend (S) Cllr M Eddy. All Agreed.				Chairperson
6	Planning applications received:				Committee Clerk
	DDC Ref	Ward	Address	Proposal	
	25/01289	MD	55 London Road Deal CT14 9TF	<u>Erection of a part two storey, part single storey rear extensions with terrace, exterior staircase/railings and sunken courtyard to lower ground floor.</u>	
	25/01273	MH	Beech Court 86 Rectory Road Deal CT14 9NB	<u>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</u>	

			<u>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.</u>	
25/01115	ND	104 Middle Street Deal CT14 6JW	<u>Raise main roof ridge by 315mm, erection of a 2-storey rear extension, rear dormer window, and solar panels to roof.</u>	Members RESOLVED: No Objection, subject to conditions being adhered to from the DDC Heritage Officer. (P) Cllr A Friend. (S) Cllr P Findley. All Agreed.
25/01281	ND	Flat 8 St Pierre Court 12 – 13 Prince of Wales Terrace Deal CT14 7BE	<u>Change of use to holiday let and replacement balcony and railings.</u>	Members RESOLVED: Objection. DTC object to the change of use to a holiday let, but are in favour of the structural changes. (P) Cllr M Eddy. (S) Cllr A Friend. All Agreed.
25/01296	MH	123 Mill Hill Deal CT14 9JB	<u>Erection of a single storey rear extension.</u> (Retrospective)	Members RESOLVED: No Objection. (P) Cllr P Findley. (S) Cllr A Friend. All Agreed.
25/01316	MD	51 Church Path Deal Kent CT14 9TH	<u>Variation of condition 2 (approved plans) of planning permission 24/00764 for “the erection of a detached dwelling” to allow raise of the eaves by 300mm.</u>	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr P Findley. All Agreed.

	25/01244	MD	32 Hamilton Road Deal CT14 9BW	<u>Erection of a rear dormer window to facilitate a loft conversion, a garden room, new vehicular access and alterations to rear door/windows.</u>	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr P Findley. All Agreed.	
	25/01304	MH	2 Tormore Park Deal CT14 9UY	<u>Fell to leave a 0.5 metre high stump of one Sycamore (T1) the subject of Tree Preservation Order No 2 of 1965.</u>	Members RESOLVED: Objection. DTC object on the basis that the works are excessive. (P) Cllr P Findley. (S) Cllr M Eddy. 2 For, 1 Abstention. Motion Carried.	
7	DDC decisions: Members RESOLVED: To note the information and Cllr P Findley wanted it noted that DTC objected to 4 planning applications which DDC then granted permission. (P) Cllr A Friend (S) Cllr P Findley. All Agreed.					Committee Clerk
	The Chairperson closed the meeting at 7.44pm					

Minutes – approved by Committee and signed by the Chairperson 21st January 2026

The minutes of the Finance and General Purposes Committee Meeting held on Tuesday 16th December 2025 in Deal Town Hall Chamber starting at 7.15pm.

Present: Cllr P Jull (Vice-Chairperson) Cllr M Eddy
 Cllr B Bano Cllr L Craggs
 Cllr D Parks

Officers: Others: None
 Mr P Bone – Responsible Finance Officer
 Mrs L Crow – Town Clerk

1.	Chairperson's opening remarks: The Vice-Chairperson advised that he would be chairing the meeting.	
2.	Apologies for absence: Apologies were received from Cllr T Bond due to a personal commitment, Cllr D Cronk and Cllr M Cronk due to work commitments.	R.F.O.
3.	Declarations of interest: None received.	
4.	Public Participation: None present.	
5.	The minutes of the previous Finance & General Purposes Committee meeting held on 18th November 2025 for approval and signing: RESOLVED: To accept the minutes of the previous meeting held on 18 th November 2025 as a true and accurate record. (P) Cllr D Parks (S) Cllr L Craggs. All agreed. The Chairperson then duly signed the minutes.	Chairperson
6.	Draft Budget 2026/27: Members RESOLVED: To agree the draft budget and to recommend the draft budget for 2026/27 to Full Council for agreement. (P) Cllr M Eddy (S) Cllr L Craggs. All Agreed.	R.F.O.
7.	Draft Precept demand 2026/27: Members RESOLVED: To agree that a Precept demand for 2026/27 is recommended to Full Council at a level to cover the final agreed budget plus a sum of £20,000 to be added to the Town Hall refurbishment earmarked reserve for essential works identified in the latest Town Hall condition survey. (P) Cllr L Craggs (S) Cllr P Jull 4 for 1 abstention. Agreed.	R.F.O.
	The Chairperson closed the meeting at 19.55pm.	

**DEAL TOWN COUNCIL
MEMORANDUM**

To: Cllr M Eddy – Chairperson of Deal Town Council
All Council Members
From: Nadine Miller, Climate Change, Projects & Communications Officer
Date: 13 February 2026
Re: **UK Town of Culture 2028**

The Department for Culture, Media & Sport has announced a new initiative called [UK Town of Culture 2028](#) and are welcoming expressions of interest.

The competition aims to spotlight the cultural contribution of towns and is an opportunity for places and communities to use culture and creativity to tell their story and why they are proud of their community.

The winning UK Town of Culture 2028 will receive £3 million to deliver a cultural programme in 2028 of around six months.

The other two finalists will each receive £250,000 to ensure they are able to take forward key parts of their bids.

Shortlisted expressions of interest will be invited to submit a full application and awarded bid development grants of £60,000.

There are three categories of town; small, medium and large, and Deal would be classified as a medium with a population of 20,000 – 75,000.

Deal Town Council is well placed to submit an expression of interest to become UK Town of Culture 2028 – Deal is steeped in history, alive with community spirit and has a great many talents we can celebrate. As project officer, it is an opportunity I am keen to grasp and am confident we have the community connections and expertise to submit a robust bid.

In collaboration and in consultation with residents and teams across the town, an Expression of Interest will be submitted outlining a programme of events for 2028 and how the award of UK Town of Culture 2028 will create a living legacy for the people of our town.

Key competition milestones: Expressions of Interest deadline: 31 March 2026; shortlisted places announced spring 2026; full application period spring 2026 – autumn 2026; panel visits autumn 2026; finalists and winner announced early 2027.

Decision required:

To delegate authority to the Project Officer, in liaison with the Town Clerk, R.F.O and Mayor to complete and submit an expressions of interest for the UK Town of Culture 2028 and to take forward if the application is successful.

**DEAL TOWN COUNCIL
MEMORANDUM**

To: Cllr M Eddy - Chairperson of Deal Town Council & All council members
From: Mrs L Crow – Town Clerk
Date: 16 February 2026
Re: **Request received from Deal Town of Culture Steering Group**

Deal Town Council has been contacted by trustees of a group that has been set up called the Deal Town of Culture Steering Group. This is to form a Deal Partnership in order to apply for the Town of Culture Competition.

The Mayor, Project Officer and I met with a representative from the group and were advised that they have set up a constitution with currently five trustees which consist of four members of the Deal Society (one is also a member of SEAS and Deal Arts Club), and one member of the Deal Arts.

The steering group will be asking Dover District Council to act as their 'accountable body' in their proposal. The steering group believe DDC is the most relevant local authority to carry out this role but they feel obliged to ask if the Town Council would be prepared to take on the role if DDC decline.

In the [UK Town of Culture 2028 Expression of Interest](#), guidance for bidders it reads:

Accountable Body: A place's chosen party, who are the recognised Accountable Body in relation to a planned UK Town of Culture programme e.g. the relevant local or regional public authority. If successful, the Accountable Body will have overall responsibility and ownership for the programme. The responsibilities of the Accountable Body may include, but are not limited to:

- Ensuring the safe and successful delivery of a UK Town of Culture programme;
- Managing the financial and legal requirements associated with the delivery of a UK Town of Culture programme;
- Taking responsibility for the organisation of a UK Town of Culture programme, including leading on the necessary coordination between relevant partners;
- Taking responsibility for any grant funding associated with a UK Town of Culture programme, for which the Accountable Body is the recipient organisation; and
- Monitoring delivery of a UK Town of Culture programme and undertaking relevant reporting as may be required by DCMS.

Deal Town Council has been asked to consider being the accountable body for the Steering Group application should DDC decline to take this responsibility on.

Decision required

- Members to consider being the accountable body for the Steering Group application should DDC decline to take this responsibility on.

Proposal received from Deal Town of Culture Steering Group

Deal Partnership and Town of Culture Bid

Following the successful Town Summit at the Astor Theatre last December, a steering group is now working on an exciting bid for Deal, Walmer and their environs to become the first UK Town of Culture. The success of the pop-up art gallery in the Old Factory Shop showed what we can achieve when we work together.

The Competition

The Department for Culture, Media and Sport has launched the first UK Town of Culture Competition. We have registered as a bidder and are currently preparing our Expression of Interest submission.

Key dates:

- **31 March 2026** – deadline for Expression of Interest
- **Spring 2026** – shortlist announced
- **Summer/Autumn 2026** – shortlisted towns develop full bids
- **Early 2027** – winner announced
- **2028** – winning town delivers six-month cultural programme

The prizes:

- **Winner: £3 million** to deliver the 2028 programme
- **Two runners-up: £250,000 each** to implement parts of their proposals
- **Shortlisted towns: £60,000 each** to develop their full bid

The Deal Partnership

We're building a broad partnership bringing together local authorities, businesses, community groups, clubs, heritage and arts organisations. This partnership is valuable regardless of the competition outcome. It will improve collaboration, engage our communities, and help make our town a better place to live, work and visit.

The Deal Partnership will soon become an Unincorporated Community Association, open to all organisations as members. A constitution has been adopted, and the steering group will act as trustees until the first General Meeting appoints an Executive Committee. If we're shortlisted and receive funding, we'll incorporate as a Charitable Incorporated Organisation or Company Limited by Guarantee.

Our Cultural Programme Ideas

We're still designing the programme with our partners, but it could include:

- Support for artists and creative businesses - open studios, makers markets, pop-up exhibitions in vacant premises and digital showcases
- Commissions for public artworks, creative experiences, temporary sculptures, and poetry trails along the seafront and green spaces
- Heritage trails and storytelling projects
- Extended season of music and arts with open air concerts along the seafront
- Projections, light installations on heritage buildings and light trails
- Art and craft workshops in community centres, schools, churches, and pubs
- Open-air theatre and youth-led performances

Next Steps

A Deal Partnership Summit will be held soon, where partner organisations can learn more and get directly involved. We're also meeting with a core group of partners to design the 2028 cultural programme.

Dover District Council have given in-principle support and we are arranging meetings with senior council officials. We will also be meeting Deal Town Council representatives, and business groups.

The Competition

We will face strong competition from nearby towns like Dover, Margate, Worthing, Hastings, and Brighton and many more. Some have established partnerships and greater resources. However, we believe Deal has a compelling story based on its rich history, artistic and cultural connections, traditions, and unique identity.

Why It Matters

Even if we don't win, this process will:

- Create a lasting town-wide partnership bringing people together
- Build our capacity and preparedness for future funding bids
- Show local and national authorities that our community is working together to make Deal and Walmer a better place to live, work, and visit

If we're successful, the funding will create enormous benefits and opportunities for everyone in Deal, Walmer, and surrounding areas.