



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 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 Friday 6th February 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.

A handwritten signature in black ink that reads "Laura Marney".

Laura Marney – Committee Clerk

Date: 3rd February 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 5th January 2026 for approval and signing: Decision required.	Attach 2
6	Planning applications received: Decisions required.	Attach 3
7	Correspondence received: Bettehanger Park – Colliers Gate Closure: Decision required.	Attach 4
8	Committee Clerk Report: Information to note.	Attach 5
9	DDC Decisions: For information purposes.	Attach 6
	Date of next meeting: 9th March 2026.	
	Committee Members: Cllr M Eddy, Cllr P Findley, Cllr T Bond, Cllr A Friend, Mr R Green and Mrs E Fogarty	

Declaration of Interest

ATTACHMENT 1

Disclosable Pecuniary Interest (DPI)

Where a Member has a new or registered DPI in a matter under consideration they must disclose that they have an interest and, unless the Monitoring Officer has agreed in advance that the DPI is a 'Sensitive Interest', explain the nature of that interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a DPI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation permitting them to do so. If during the consideration of any item a Member becomes aware that they have a DPI in the matter they should declare the interest immediately and, subject to any dispensations, withdraw from the meeting.

Other Significant Interest (OSI)

Where a Member is declaring an OSI they must also disclose the interest and explain the nature of the interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a OSI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation to do so or the meeting is one at which members of the public are permitted to speak for the purpose of making representations, answering questions or giving evidence relating to the matter. In the latter case, the Member may only participate on the same basis as a member of the public and cannot participate in any discussion of, or vote taken on, the matter and must withdraw from the meeting in accordance with the Council's procedure rules.

Voluntary Announcement of Other Interests (VAOI)

Where a Member does not have either a DPI or OSI but is of the opinion that for transparency reasons alone s/he should make an announcement in respect of a matter under consideration, they can make a VAOI. A Member declaring a VAOI may still remain at the meeting and vote on the matter under consideration.

Note to the Code:

Situations in which a Member may wish to make a VAOI include membership of outside bodies that have made representations on agenda items; where a Member knows a person involved, but does not have a close association with that person; or where an item would affect the well-being of a Member, relative, close associate, employer, etc. but not his/her financial position. It should be emphasised that an effect on the financial position of a Member, relative, close associate, employer, etc OR an application made by a Member, relative, close associate, employer, etc would both probably constitute either an OSI or in some cases a DPI.

Deal Town Council Town Hall, High Street, Deal, Kent, CT14 6TR.
Tel: 01304 361999. Email: deal.town.council@deal.gov.uk

The Minutes of the Planning Committee held on Monday 5th January 2026 at the Town Hall at 7.15pm

Present: Cllr M Eddy (Chairperson) Cllr A Friend
 Cllr P Findley

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: <table border="1"> <thead> <tr> <th>DDC Ref</th><th>Ward</th><th>Address</th><th>Proposal</th><th>Decision</th></tr> </thead> <tbody> <tr> <td>25/01289</td><td>MD</td><td>55 London Road Deal CT14 9TF</td><td>Erection of a part two storey, part single storey rear extensions with terrace, exterior staircase/railings and sunken courtyard to lower ground floor.</td><td>Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr P Findley. All Agreed.</td></tr> <tr> <td>25/01273</td><td>MH</td><td>Beech Court 86 Rectory Road Deal CT14 9NB</td><td>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</td><td>Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr P Findley. All Agreed.</td></tr> </tbody> </table>					DDC Ref	Ward	Address	Proposal	Decision	25/01289	MD	55 London Road Deal CT14 9TF	Erection of a part two storey, part single storey rear extensions with terrace, exterior staircase/railings and sunken courtyard to lower ground floor.	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr P Findley. All Agreed.	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	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr P Findley. All Agreed.	Committee Clerk
DDC Ref	Ward	Address	Proposal	Decision																	
25/01289	MD	55 London Road Deal CT14 9TF	Erection of a part two storey, part single storey rear extensions with terrace, exterior staircase/railings and sunken courtyard to lower ground floor.	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr P Findley. All Agreed.																	
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	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr P Findley. All Agreed.																	

				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.		
25/01115	ND	104 Middle Street Deal CT14 6JW		Raise main roof ridge by 315mm, erection of a 2-storey rear extension, rear dormer window, and solar panels to roof.	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		Change of use to holiday let and replacement balcony and railings.	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		Erection of a single storey rear extension. (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		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.	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr P Findley. All Agreed.	

	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. (P) Cllr A Friend. (S) Cllr P Findley. All Agreed.	
	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. (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.					
	The Chairperson closed the meeting at 7.44pm					

Deal Town Council – Planning Applications

9th February 2026

	DDC Ref	Ward	Address	Proposal	Decision
1	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.	
2	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).	
3	25/01355	ND	9 Vlissingen Drive Deal CT14 6TZ	Garage conversion to habitable accommodation with alterations to door/window.	
4	25/01331	MH	14 - 16 Rectory Road Deal CT14 9LU	Erection of a single storey rear extension.	
5	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.	

6	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 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.	
7	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..	
8	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.	
9	26/00004	MD	23 Park Avenue Deal CT14 9AL	Erection of a single storey rear extension (existing conservatory and utility to be demolished).	
10	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.	
11	24/00670	MD	71 London Road Deal CT14 9TG	Erection of 2 detached dwellings with parking (existing garage to be demolished).	
12	26/00046	ND	75 High Street Deal CT14 6EH	Installation of a satellite dish (Retrospective).	
13	26/00028	ND	41 Wellington Road Deal CT14 7AL	Erection of a first floor rear extension.	
14	26/00029	ND	42 Wellington Road Deal CT14 7AL	Erection of a ground and first floor rear extensions and detached annexe for ancillary use.	
15	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).	
16	26/00099	MD	18 Poplar Drive Deal CT14 9ZG	Erection of a single storey rear extension.	

ATTACHMENT 4

DEAL TOWN COUNCIL
MEMORANDUM

To: Councillor M Eddy – Chairperson of the Planning Committee, Committee members
From: Mrs L Marney – Committee Clerk
Date: 26th January 2026
Subject: Correspondence Received: Bettleshanger Park – Colliers Gate Closure

Deal Town Council have received correspondence from residents, the White Cliff Ramblers and Sholden Parish Council regarding the closure of Colliers Gate at Bettleshanger Country Park.

As Councillors may be aware this access connects directly with the PROW ED4 that runs from Southwall Road to the rear of the park at Colliers Gate.

Correspondence 1:

"I am writing to raise a serious concern regarding fire service access and public safety at Bettleshanger Country Park, Deal.

The owners of Bettleshanger Country Park have recently permanently closed the rear Colliers Gate access to members of the public. This access connects directly from Public Right of Way ED4, running from Southwall Road to the rear of the park at Colliers Gate.

I have previously been advised by Kent Fire and Rescue Service that this rear access should remain open during park opening hours to ensure that emergency services can gain rapid access to the rear of the site in the event of a serious incident.

With the closure of Colliers Gate, the only remaining access route for emergency vehicles is via the A258, which is frequently subject to heavy traffic congestion. There are no passing places, and delays on this route would pose a significant risk to life, as well as hinder the ability of emergency vehicles to reach the park promptly during an emergency.

Given the scale of public use at Bettleshanger Country Park and the nature of activities taking place there, I am extremely concerned that the permanent closure of this access compromises emergency response capability and public safety.

I respectfully request that Kent Fire and Rescue Service formally write to the park owners, insisting that the rear Colliers Gate access be reopened and remain accessible during park opening hours, in line with fire safety and emergency access requirements.

I would be grateful if you could confirm whether this matter can be reviewed as a priority and advise on any actions being taken.

Thank you for your attention to this important safety issue."

Correspondence 2:

See attached correspondence from the White Cliffs Ramblers Group

Correspondence 3:

"I am writing to you all because the town of Deal including myself of course are absolutely outraged that the rear gate/ colliers gate has been closed indefinitely and the excuse on the sign says it's due to fly tipping. There is no evidence of this, and it is virtually impossible to fly tip through the back gate as you have to up end a push bike to get through as it is such a narrow gate.

Many people feel that although it is a privately owned park you as the Council have a voice to speak on behalf of us to get that back gate reopened. The park is an asset of community value, and we cannot use it properly anymore. It is our only large green space and as a walker I do not want to walk up the sandwich cycle path, which is not safe as there are no barriers, if a car was to come off the road I could easily be hit. It is full of car fumes that I do not wish to breathe in and I want to be able to walk through the park back to my home without having to go back out the front and all the way back round again it's ridiculous. One of the other footpaths has been closed for six months due to houses going up so I can't use that one either. If you drive into the park you've got to pay for parking, and it isn't cheap and people don't want to pay for parking or drive there for that matter.

I also believe the back gate should be left open for safety reasons. The park as you know is vast and if there was an issue, it's much better to have two exit points that are accessible. I have also completed a DMMO (Definitive Map Modification Order). I feel it's your duty to do something about this for the people of Deal for Their mental health and well-being."

Correspondence 4:

Deal Town Council received the following information from Sholden Parish Council:

"At its Council meeting on 26 January 2026, Sholden Parish Council unanimously deeply regretted the sudden, and perhaps indefinite, closure of the Colliers Gate at the Southwall Road end of Bettleshanger Country Park. Sholden Parish Council would like to see the gate re-opened immediately and are willing to engage with Bettleshanger Country Park senior management for that to happen.

This sudden closure has adversely impacted numerous local residents and other stakeholders. Sholden Parish Council fully supports the efforts of not only the representations of local residents to see the gate reopened but also the interventions, again to get the gate reopened, made by Friends of Bettleshanger, Deal Town Council, Dover District Council and others."

DTC Officer Update:

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 Bettleshanger 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 Bettleshanger Park.

Decision required: To note this information and consider if any further action is required.



12 February 2026

Dear Councillor,

I am writing on behalf of the White Cliffs Ramblers Group to request your support in re-opening the currently closed Colliers Gate at Betteshanger Park.

One of our founder members, Gordon Sencicle, who sadly passed away recently, campaigned tirelessly for the opening of Colliers Gate. His work was driven by a strong belief in inclusive access to green spaces for walkers, cyclists, and the wider community. Closing this gate would undermine a legacy that has benefited many people, both local and from wider areas, over many years.

Colliers Gate provides an essential access point for walkers and cyclists travelling from Deal and Sholden via public footpath ED4. It is widely used for circular walks, which are central to our rambling activities and to the way many people safely and sustainably enjoy Betteshanger Park.

The park has also been used extensively during the White Cliffs Walking Festivals, with Colliers Gate playing a key role in enabling safe group access and route planning. Its closure would significantly limit the ability to continue these well-established community events.

If Colliers Gate is closed, the only remaining access will be via the main entrance on the A258, a busy road that is unsafe and unsuitable for pedestrians and cyclists. This will inevitably force users to drive to the park, contradicting active travel policies and excluding those without access to a car.

This issue is especially concerning in the context of the ongoing loss of green space in Deal and Sholden, due to ongoing development. As local access to countryside diminishes, protecting safe, non-car access to remaining green spaces such as Betteshanger Park becomes increasingly important for public health, wellbeing, and community cohesion.

We respectfully ask that you:

- Use whatever powers you can to persuade Betteshanger Country Park to re-open Colliers Gate
- Protect pedestrian and cycle access via footpath ED4
- Recognise the historical, community, and environmental importance of this access point
- Support the "Walkers are Welcome" initiative adopted by Deal.

We would welcome confirmation that these concerns will be raised in any discussions or decisions regarding the future of Colliers Gate.

Thank you for your time and consideration.

**DEAL TOWN COUNCIL
MEMORANDUM**

To: Councillor M Eddy – Chairperson of the Planning Committee, Committee members
From: Mrs L Marney – Committee Clerk
Date: 21st January 2026
Subject: Committee Clerk Report

Delegated Authority Planning Application

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

The Town Clerk authorised this application to be actioned under delegated authority, after liaison between the Town Clerk, Committee Clerk, and Chairperson, and reviewing the detailed Tree Surgeon and Tree Hazard reports provided with this application the following decision was agreed, this decision was loaded onto the DDC Planning Portal prior to the deadline of 15th January.

DDC Ref	Address	Reason	Decision
25/01374	Catholic Church Of St Thomas Of Canterbury Blenheim Road Deal	Fell to ground level both stems of one Cherry (T4) the subject of Tree Preservation Order No 22 of 2025.	No Objection.

The Regent, Beach Street, Deal CT14 7BP – Planning Application 24/00817

The Committee Clerk has received the following correspondence from the DDC Planning Department:

“Town and Country Planning Act 1990 (As Amended) - Proposal: Erection of 2 screen cinema with restaurant, cafe and multi-function space. Erection of 9 no. dwellings with associated landscaping (existing public toilet block, indoor bus shelter and existing cinema building to be demolished)

Location: The Regent , Beach Street, Deal, CT14 7BP

I refer to the above and wish to inform you that the application has now been finally disposed of and no further action will be taken to determine the matter. A copy of our notification to the applicant is available on our website.”

The above information from DDC regarding “The Regent” means that this application has expired, the developer cannot appeal against non-determination, and the application has just been held in abeyance, and as nothing is now happening with the application DDC have the power to dispose of this application

Decision required: Members to note this information.

Deal Town Council

DDC Decisions – January 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

24/00623	MD	St Albans House 12 The Grove Deal CT14 9TL	Change of use to 9 self-contained flats, erection of first floor side, single storey rear and two storey/single storey side extensions, insertions of rooflights, landscaping and parking (existing side extension to be demolished).	Members RESOLVED: 1) Objection due to road infrastructure which includes parking and road accessibility. The Flat roof is out of character. 2) Chairperson writes to DDC Planning regarding the design layout of this application.	Granted Permission
23/01444	ND	1 Broad Street Deal CT14 6ER	Display of 1 externally illuminated sign (retrospective).	Members RESOLVED: Objection. Illuminated sign proportion not in keeping with the conservation area and contrary to the Local Plan.	Awaiting Decision
24/00670	MD	71 London Road Deal CT14 9TG	Erection of 3 detached dwellings with parking (existing garage to be demolished) (self build).	Members RESOLVED: No Objection.	Awaiting Decision
24/00817	ND	The Regent Beach Street Deal CT14 7BP	Erection of 2 screen cinema with restaurant, cafe and multi-function space. Erection of 9 no. dwellings with associated landscaping (existing public toilet block, indoor bus shelter and existing cinema building to be demolished).	Members RESOLVED: Objection. The housing design is not part of the DDC local plan and does not meet appropriate housing needs. 2 small screen cinemas are not viable, the covenant on the Regent was for a suitable cinema for the town. This development would mean a loss of benefits to the public realm; parking, accessible public toilets, bus shelter and waiting room. The proposal will have a negative impact on the setting of the Time Ball Tower.	Application Disposed of by DDC

24/00534	ND	Goodwin Cottage 11 Griffin Street Deal CT14 6LQ	Remove ground floor partitions & door, replace wall, floor and ceiling linings. Structural repairs to floor joists, roof rafters and existing steel beams. First floor replace, wall floor and ceiling linings to rear bathroom. External alterations include: Replace side addition roof incorporating 1no rooflight. Insert 3no air vents to rear and side elevations.	Members RESOLVED: No Objection.	Awaiting Decision
24/01322	ND	Land To The Rear Of 104 Northwall Road Deal CT14 6PP	Erection of 6 semi-detached dwellings with associated access and parking.	Members RESOLVED: Objection. DTC object unless suitable conditions are applied to mitigate the problems with flooding in this part of Deal.	Awaiting Decision
25/00202	ND	13 Clanwilliam Road Deal CT14 7BX	Erection of a dwelling (Self-build).	Members RESOLVED: No Objection.	Awaiting Decision
25/00367	MD	Grange House 15 Grange Road Deal CT14 9TS	Erection of an outbuilding for ancillary use.	Members RESOLVED: Objection. DTC object unless a condition is attached that prohibits habitation and commercial use.	Granted Permission
25/00413	MD	390A London Road Deal CT14 9PS	Erection of a building to include 6 self-contained flats and erection 2 dwellings with associated parking and access.	Members RESOLVED: Objection. DTC object on the grounds that this is an over development of the site.	Awaiting Decision
24/00858	ND	Sandfield Farm 108 Northwall Road Deal CT14 6PP	Erection of 44 dwellings, parking and landscaping (existing buildings and structures to be demolished).	Members RESOLVED: Objection. Due to the increased traffic and lack of infrastructure and the development is in a flood risk area. The solution to the Plan D house type is out of character with the other house types in the area.	Awaiting Decision

25/00484	ND	44 Godwyn Road Deal CT14 6QW	Erection of a dwelling (self-build).	Members Resolved: Objection. DTC object on the grounds of the Environment Agency recommendation.	Refused Permission
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.	Awaiting Decision
25/00831	MH	6 Bowser Close Deal CT14 9NF	Crown reduce by 2 metres in height crown and in lateral spread by 1-1.5 metres and clear epicormic growth up to a height of 8 metres of one Oak (T1) the subject of Tree Preservation Order No 2 of 1965.	Members RESOLVED: Objection. On the basis that there is no necessity for the works and it will make the tree look visually substandard. There will also be a biodiversity loss if the work is carried out.	Granted Permission: For clearing of epicormic growth from the main stem up to a height of 8 metres only.
25/01002	MH	Land South West Of Trystar Ellens Road Deal	Reserved Matters application for details of access, landscaping, layout, scale, appearance and discharge of condition 4, pursuant to outline permission 22/00170 (Outline Application for a Self Build Project, for a Low Impact 3 to 4 Bedroom Dwelling, using Sustainable Design and Construction Methods (with all matters reserved)).	Members RESOLVED: No Objection.	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
25/01115	ND	104 Middle Street Deal CT14 6JW	Erection of a 2-storey rear extension, rear dormer window, and solar panels to roof.	Members RESOLVED: No Objection.	Granted Permission
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	Members RESOLVED: No Objection.	Awaiting Decision

			approved outline permission DOV/20/00419 (Outline application with all matters reserved for up to 210 dwellings including up to 12 self-build plots, together with up to 2,500 sqm of office (Use Class B1) floorspace and up to 150 sqm of retail (Class E) floorspace.) to allow delivery of 12 custom build houses and associated changes to site layout.		
25/01134	ND	Telephone Box Outside 55 - 57 High Street Deal Kent	Display of 2 illuminated digital 75" LCD display screens.	Members RESOLVED: Objection. Due to the street hub being inappropriate for the conservation area and is also detrimental to the integrity of the area. DTC also support the concerns of Kent Police in terms of public safety.	Awaiting Decision
25/01133	ND	Telephone Box Outside 55 - 57 High Street Deal Kent	Erection of 1 BT Street Hub, incorporating 2 digital 75" LCD advert screens (BT Phone Kiosk removed).	Members RESOLVED: Objection. Due to the street hub being inappropriate for the conservation area and is also detrimental to the integrity of the area. DTC also support the concerns of Kent Police in terms of public safety.	Awaiting Decision
25/00862	ND	13 High Street Deal CT14 7AA	Erection of detached dwelling and chance of use of land to residential curtilage (amended description, re-advertised).	Members RESOLVED: No Objection.	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
25/01144	ND	18 Vlissingen Drive Deal CT14 6TZ	Installation of an air source heat pump.	Members RESOLVED: No Objection.	Granted Permission
25/01177	ND	Ling House 97 Beach Street Deal CT14 6JE	Replacement windows/door to front elevation and insertion of rooflight to rear roofslope.	Members RESOLVED: No Objection. Subject to Heritage Officer report.	Granted Permission
25/01251	ND	Boatyard House 103B Middle Street Deal Kent CT14 6JN	Replacement windows to front and rear, new shutters to ground floor to front, repainting of facade and infill entrance porch.	Members RESOLVED: No Objection.	Granted Permission

25/01215	ND	Chlemnite House 194 High Street Deal CT14 6BL	Change of use of ground floor shop to residential (C3), replacement window/door to front elevation, insertion of rooflights and solar panels to rear roofslope, ground mounted heat pump and erection of garden outbuilding (existing 2 storey/single storey rear extensions to be demolished).	Members RESOLVED: No Objection.	Granted Permission
25/01257	MD	Greenwood Manor Avenue Deal CT14 9PN	Erection of a single storey rear extension and render to all facades.	Members RESOLVED: No Objection.	Granted Permission
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
25/01268	ND	26 The Marina Deal CT14 6NH	Erection of a garden room/office.	Members RESOLVED: No Objection.	Granted Permission
25/01193	MD	4 Southwall Road Deal Kent CT14 9QA	Crown lift to 4 metres above ground level of 2 x Limes the subject of Tree Preservation Order No 1 of 1989.	Members RESOLVED: No Objection.	Granted Permission
25/01236	MH	36 Tormore Park Deal CT14 9UY	Re-pollard back to previous pollard points of one Silver Birch the subject of Tree Preservation Order No 2 of 1965.	Members RESOLVED: No Objection.	Granted Permission
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 Environmental policies due to the car movements this development will create as there is a lack of local amenities nearby.	Awaiting Decision
25/01289	MD	55 London Road Deal CT14 9TF	Erection of a part two storey, part single storey rear extensions with terrace, exterior staircase/railings and sunken courtyard to lower ground floor.	Members RESOLVED: No Objection.	Granted Permission
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

25/01115	ND	104 Middle Street Deal CT14 6JW	Raise main roof ridge by 315mm, erection of a 2-storey rear extension, rear dormer window, and solar panels to roof.	Members RESOLVED: No Objection, subject to conditions being adhered to from the DDC Heritage Officer.	Granted Permission
25/01281	ND	Flat 8 St Pierre Court 12 - 13 Prince of Wales Terrace Deal CT14 7BE	Change of use to holiday let and replacement balcony and railings.	Members RESOLVED: Objection. DTC object to the change of use to a holiday let, but are in favour of the structural changes.	Granted Permission
25/01296	MH	123 Mill Hill Deal CT14 9JB	Erection of a single storey rear extension. (Retrospective)	Members RESOLVED: No Objection.	Granted Permission
25/01316	MD	51 Church Path Deal Kent CT14 9TH	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.	Members RESOLVED: No Objection.	Granted Permission
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.	Awaiting Decision

Total number of Planning Applications = 46

Planning Applications - Still Awaiting Decisions = 25

Planning Applications - Granted Permission = 19

Planning Applications – Refused Permission = 1

Planning Applications – Withdrawn/Disposed of by DDC = 1