



Deal Town Council, Town Hall, High Street, Deal, Kent, CT14 6TR.  
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**To all Committee Members:** You are hereby summoned to attend a meeting of the Planning Committee at the Town Hall on **Thursday 7<sup>th</sup> May 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 Wednesday 6<sup>th</sup> May by email to [deal.town.council@deal.gov.uk](mailto:deal.town.council@deal.gov.uk) or post to the above address. These statements will be circulated to all present at the meeting and become part of the public record of the meeting, names will be redacted.

**Laura Marney – Committee Clerk**  
Date: 29<sup>th</sup> April 2026

## AGENDA

1	<b>Chairperson's opening remarks:</b>	
2	<b>Apologies for absence:</b>	
3	<b>Declarations of interest:</b> To receive any declarations of interest from Members in respect of business to be transacted on the agenda.	<b>Attach 1</b>
4	<b>Public Participation and Statements received:</b> 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	<b>The minutes of the planning committee meeting held on 8<sup>th</sup> April 2026 for approval and signing:</b> Decision required.	<b>Attach 2</b>
6	<b>Planning applications received:</b> Decisions required.	<b>Attach 3</b>
7	<b>Committee Clerk Report:</b> Information to note.	<b>Attach 4</b>
8	<b>DDC Decisions:</b> For information purposes.	<b>Attach 5</b>
	<b>Date of next meeting: 1<sup>st</sup> June 2026.</b>	
	<b>Committee Members:</b> Cllr M Eddy, Cllr P Findley, Cllr T Bond, Cllr A Friend and Mrs E Fogarty.	

## Declaration of Interest

ATTACHMENT 1

### Disclosable Pecuniary Interest (DPI)

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

### Other Significant Interest (OSI)

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

### Voluntary Announcement of Other Interests (VAOI)

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

#### Note to the Code:

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

**Deal Town Council Town Hall, High Street, Deal, Kent, CT14 6TR.**  
**Tel: 01304 361999. Email: [deal.town.council@deal.gov.uk](mailto:deal.town.council@deal.gov.uk)**

The Minutes of the Planning Committee held on Wednesday 8<sup>th</sup> April 2026 at the  
 Town Hall at 7.15pm

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

Officers: Mrs L Marney – Committee Clerk Others: 0

1	<b>Chairperson's opening remarks:</b> The Chairperson welcomed everyone to the meeting and read out the fire evacuation procedures and advised Councillors to put their mobile phones on silent.				Chairperson
2	<b>Apologies for absence: None received.</b>				Committee Clerk
3	<b>Declarations of interest:</b> Cllr M Eddy declared a VAOI on planning application 26/00182 – 44 Cavell Square CT14 9HR as the owner of the property is an acquaintance.				
4	<b>Public Participation and Statements received:</b> None received.				Committee Clerk
5	<b>The minutes of the planning committee meeting held on 9<sup>th</sup> March 2026 for approval and signing:</b> Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 9 <sup>th</sup> March 2026 as a true and accurate record. The Chairperson duly signed the minutes. (P) Cllr A Friend (S) Cllr P Findley. 3 For, 1 Abstention. Motion carried.				Chairperson
6	<b>Planning applications received:</b>				Committee Clerk
	<b>DDC Ref</b>	<b>Ward</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
	26/00182	MH	44 Cavell Square Deal CT14 9HR	Erection of a single storey rear extension with external alterations (existing conservatory to be demolished).	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr P Findley. All agreed.
	26/00228	ND	16 Wellington Road Deal CT14 7AL	Erection of a single storey rear extension, replacement windows/door and erection of outbuilding.	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr P Findley. All agreed.
	26/00189	ND	22 St Georges Road Deal CT14 6BA	Erection of an outbuilding to be used as a community hub (existing sheds to be demolished).	Members RESOLVED: No Objection. (P) Cllr M Eddy. (S) Cllr A Friend. All agreed.

26/00229	ND	Westbury House 2 Blenheim Road Deal CT14 7DB	Erection of timber fence enclosure, water tank and pump to serve sprinkler system.	Members RESOLVED: No Objection. (P) Cllr P Findley. (S) Cllr A Friend. All agreed.
26/00213		4 - 6 Park Street Deal CT14 6AQ	Part change of use from professional to residential, erection of 2 storey rear extension with alterations to windows, doors, external cladding, roof to rear bay window, and balcony over rear flat roof extension.	Members RESOLVED: Objection. The building is overbearing and is detrimental to the integrity of the Deal Conservation area. (P) Cllr A Friend (S) Cllr P Findley. 3 For, 1 Against. Motion carried
26/00238	MH	11 St Richards Road Deal CT14 9JR	Erection of a single storey side extension and detached garden room (existing outbuilding to be demolished).	Members RESOLVED: No Objection. (P) Cllr T Bond. (S) Cllr A Friend. All agreed.
26/00240	ND	191 Beach Street Deal CT14 6LY	Internal works Include: insertion of partition and door to form central lobby and separation from relocated kitchen all to ground floor. Insertion of partition and door to rear 1st floor guest room. External works include replacement of 2no side elevation windows.	Members RESOLVED: No Objection. Subject to the views of the DDC Heritage Officer. (P) Cllr A Friend. (S) Cllr P Findley. All agreed.
26/00281	ND	40 High Street Deal CT14 6HE	Installation of defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch.	Members RESOLVED: No Objection. (P) Cllr P Findley. (S) Cllr A Friend. All agreed.
26/00203	MD	1 Warden House Mews London Road Deal CT14 9WD	Crown reduce, crown lift and crown thin by approximately 30% of one Oak (T1) the subject of Tree Preservation Order No 6 of 1988.	Members RESOLVED: No Objection. (P) Cllr A Friend. (S) Cllr P Findley. 3 For, 1 Against. Motion carried

7	<p><b>Consultation – Manston Airport:</b> Members RESOLVED: To accept the following recommendations:</p> <ol style="list-style-type: none"> <li>1. Members to complete this consultation individually due to the intensive supporting documentation provided with this consultation.</li> <li>2. Committee Clerk to send this consultation to all DTC Councillors to complete.</li> </ol> <p>(P) Cllr A Friend (S) Cllr M Eddy. All agreed.</p>	Committee Members/ All Cllrs
8	<p><b>Committee Clerk Report:</b> Members RESOLVED: To note the information. (P) Cllr A Friend (S) Cllr P Findley. All agreed.</p>	Committee Clerk
9	<p><b>DDC decisions:</b> Members RESOLVED: To note the information. (P) Cllr A Friend (S) Cllr P Findley. All agreed.</p>	
	<p><b>The Chairperson closed the meeting at 19.56</b></p>	

**Deal Town Council – Planning Applications**  
**7<sup>th</sup> May 2026**

	<b>DDC Ref</b>	<b>Ward</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
<b>1</b>	26/00343	MH	Land Rear Of 235 And 237 Telegraph Road Deal CT14 9DX	Erection of a dwelling with associated parking (self-build and custom build) (existing garage to be demolished).	
<b>2</b>	26/00272	ND	The Corner House, 1A Exchange Street Deal Kent CT14 6LN	Replacement of wooden sash windows.	
<b>3</b>	26/00283	MH	30 Lydia Road Deal CT14 9JX	Erection of a single storey rear extension (existing conservatory to be demolished).	
<b>4</b>	26/00317	MD	1 Leas Road Deal CT14 9AR	Erection of a single storey rear extension (conservatory demolished).	
<b>5</b>	26/00314	ND	11 Silver Street Deal CT14 6LB	Repainting masonry, render and joinery.	
<b>6</b>	26/00315	ND	11 Silver Street Deal CT14 6LB	Repointing of front elevation and painting of existing painted masonry, render and joinery. Internal works incl: insert partition to form ensuites, replace wall linings at 2nd floor level.	
<b>7</b>	26/00331	ND	Golden Pond 10 Golden Street Deal CT14 6JU	Erection of a single storey rear extension and insertion of 4 rooflights.	
<b>8</b>	26/00332	ND	Golden Pond 10 Golden Street Deal CT14 6JU	Erection of a single storey rear extension and insertion of 4no rooflights to single storey rear kitchen addition.	

<b>9</b>	26/00303	ND	The Clarendon Hotel 51 - 55 Beach Street Deal CT14 6HY	Erection of rear single storey, and first floor extensions, second floor front extension with balcony, external staircase reconfigured and enclosed, installation of 11 solar roof panels, insertion of kitchen chimney/extractor, installation of 6 dormer windows, existing glass dormer roof to be replaced, alterations to windows/doors, re-rendering/re-painting and internal alternations. (removal of 3 chimneys).	
<b>10</b>	26/00333	ND	Casa De Dalores 8 Dolphin Street Deal CT14 6LX	Replace 2 rear elevation windows.	
<b>11</b>	26/00364	ND	15 Wellington Road Deal CT14 7AL	Erection of a single storey rear extension.	
<b>12</b>	26/00353	ND	56 High Street Deal CT14 6HE	Display of 2 non-illuminated fascia signs and 1 non-illuminated projecting sign.	

**DEAL TOWN COUNCIL  
MEMORANDUM**

**To:** Councillor M Eddy – Chairperson of the Planning Committee, Committee members  
**From:** Mrs L Marney – Committee Clerk  
**Date:** 27<sup>th</sup> April 2026  
**Subject:** **Committee Clerk Report**

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The Committee Clerk has been made aware by the Clerk at Sholden Parish Council that Betteshanger Country Park is up for Sale.

The Clerk at SPC has informed DTC that he has sent the following correspondence below to the DDC Assets of Community Value Team and advised the DTC Committee Clerk that he will keep her informed of any response he receives relating to this matter.

*“Over the weekend Sholden Parish Council was alerted to the fact that Betteshanger Country Park has been put up for sale. Please see: [https://invest.jll.com/uk/en/listings/land/betteshanger-countrypark?fbclid=IwdGRleARbKz9leHRuA2FlbQlxMQBzcnRjBmFwcF9pZAo2Njl4NTY4Mzc5AAEe7hG22vHqcVqOGGeEXjYUKcCDFzq7DkQuKBAfDF371yRPwB0SrkgOEB91wl0\\_aem\\_Tsm4mKZ3KdvukRcPwSk8Xq](https://invest.jll.com/uk/en/listings/land/betteshanger-countrypark?fbclid=IwdGRleARbKz9leHRuA2FlbQlxMQBzcnRjBmFwcF9pZAo2Njl4NTY4Mzc5AAEe7hG22vHqcVqOGGeEXjYUKcCDFzq7DkQuKBAfDF371yRPwB0SrkgOEB91wl0_aem_Tsm4mKZ3KdvukRcPwSk8Xq)”*

*We would be grateful to know:*

- (i) has the owner formally notified DDC of their (Quinn Estates' Ltd?) intention to sell the Park and*
- (ii) has the ACV moratorium been triggered yet?”*

**Decision required:** Members to note this information.

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

App No	Ward	Location	Proposal	DTC's Recommendation	DDC's Decision
22/01701	ND	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Erection of first and second-floor extensions, installation of new shopfronts, access doors, additional windows, to form 5no. retail units and 17no. residential dwellings.	Members RESOLVED: Objection. Due to internal arrangements being excessively cramped and no evidence of adequate sound proofing between the individual flats. No adequate fire escapes.	Awaiting Decision
22/01702	ND	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Alterations & extension to form commercial & residential units. Proposed 2nd floor extension. Internal works to incl. demolition of existing walls & partitions, & erection of new to all floors. External works to incl. installation of new shopfronts; insertion of 2no. window to ground floor rear elevation.	Members RESOLVED: Objection. Due to internal arrangements being excessively cramped and no evidence of adequate sound proofing between the individual flats. No adequate fire escapes.	Awaiting Decision
23/00236	MD	47-51 London Road Deal CT14 9TF	Variation of condition 2 (approved plans) of planning permission DOV/22/00116 (application under Section 73) Installation of 5 EV charging bays, bin store, substation and associated infrastructure.	Members RESOLVED: Objection. Due to lack of information on the visual impact of the EV charging bay canopy. Lack of landscape screening and the lighting impact on the surrounding residential area.	Awaiting Decision
23/01444	ND	1 Broad Street Deal CT14 6ER	Display of 1 externally illuminated sign (retrospective).	Members RESOLVED: Objection. Illuminated sign proportion not in keeping with the conservation area and contrary to the Local Plan.	Awaiting Decision

24/00534	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
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
25/01060	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

25/01111	Eastry Rural	Almond House Betteshanger Sustainable Parks Betteshanger Road Betteshanger CT14 0EN	Variation of condition 1 of planning application 24/00526 (Reserved Matters application for the details landscaping, layout, access, scale and appearance for the residential phase of approved outline permission DOV/20/00419 (Outline application with all matters reserved for up to 210 dwellings including up to 12 self-build plots, together with up to 2,500 sqm of office (Use Class B1) floorspace and up to 150 sqm of retail (Class E) floorspace.)) to allow delivery of 12 custom build houses and associated changes to site layout.	Members RESOLVED: No Objection.	Awaiting Decision
25/01167	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	Erection of 9 dwellings with associated parking and infrastructure.	Members RESOLVED: Objection. Over development of the site. Lack of front and	Awaiting Decision

		Road Sholden Kent		rear amenity space on the housing designs. No provision for space for non-motorised vehicles. No open public space.	
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
25/01252	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
25/01273	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	Members RESOLVED: No Objection.	<b>Granted Permission</b>

			a gas substation and kiosk, and changes to the landscape drawing and site plan.		
25/01349	MH	Land On The West Side Of Cross Road Deal CT14 9LA	Reserved matters for application for the details of appearance, landscaping, layout and scale, including affordable housing, public open space and landscaping for the erection of 140 dwellings pursuant to Outline Planning Permission 21/01822.	Members RESOLVED: Objection. Due to the lack of affordable housing on this site and DTC object to the principle of this application as the current design documents are not suitable as there is potential for flooding and the impact of water quality in the Aquifer.	Awaiting Decision
25/00320	MH	115 Station Road Walmer Deal CT14 9JN	Erection of 30 dwellings with associated access, parking, public open space, soft and hard landscaping (existing dwelling to be demolished).	Members RESOLVED: Objection. DTC still think this is an over development of the site, and is not within the Local Plan, this development will have a detrimental effect on the existing local highway network.	Awaiting Decision
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	Members RESOLVED: No objection.	<b>Granted Permission</b>

			requirements, amendments to internal layout to provide lift.		
24/00670	MD	71 London Road Deal CT14 9TG	Erection of 2 detached dwellings with parking (existing garage to be demolished).	Members RESOLVED: No objection.	<b>Granted Permission</b>
25/01374	ND	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.	Members RESOLVED: No objection.	<b>Granted Permission</b>
26/00122	ND	7 Duke Street, Deal CT14 6DU	Variation of condition 2 (approved plans) of planning permission 25/00866 (Erection of a single storey rear extension, rear dormer window, raising of roof of existing two-storey rear extension and insertion of window to first floor side and rear elevation, new replacement joinery to the front façade (part demolition of rear extensions)) to extend timber cladding around side elevations and reduction of rear bi-fold door.	Members RESOLVED: No Objection.	<b>Granted Permission</b>
26/00128	MD	113 London Road Deal CT14 9TR	Variation of condition 2 (approved plans) of planning permission 18/00796 "Erection of a dwelling and alterations to existing property" to allow amendments to ground floor windows/doors.	Members RESOLVED: No Objection.	Awaiting Decision

26/00132	ND	Maisonette 47 Queen Street Deal Kent CT14 6EY	Change of use from office and conversion of maisonette to 4 self contained flats. Insertion of 2 rear windows.	Members RESOLVED: No Objection.	Awaiting Decision
26/00130	MD	295 London Road Deal CT14 9PP	Formation of a vehicular access and associated parking, boundary wall demolished (part retrospective).	Members RESOLVED: No Objection.	<b>Refused Permission</b>
26/00182	MH	44 Cavell Square Deal CT14 9HR	Erection of a single storey rear extension with external alterations (existing conservatory to be demolished).	Members RESOLVED: No Objection.	Awaiting Decision
26/00228	ND	16 Wellington Road Deal CT14 7AL	Erection of a single storey rear extension, replacement windows/door and erection of outbuilding.	Members RESOLVED: No Objection.	Awaiting Decision
26/00189	ND	22 St Georges Road Deal CT14 6BA	Erection of an outbuilding to be used as a community hub (existing sheds to be demolished).	Members RESOLVED: No Objection.	<b>Granted Permission</b>
26/00229	ND	Westbury House 2 Blenheim Road Deal CT14 7DB	Erection of timber fence enclosure, water tank and pump to serve sprinkler system.	Members RESOLVED: No Objection.	Awaiting Decision
26/00213	ND	4 - 6 Park Street Deal CT14 6AQ	Part change of use from professional to residential, erection of 2 storey rear extension with alterations to windows, doors, external cladding, roof to rear bay window, and balcony over rear flat roof extension.	Members RESOLVED: Objection. The building is overbearing and is detrimental to the integrity of the Deal Conservation area.	Awaiting Decision

26/00238	MH	11 St Richards Road Deal CT14 9JR	Erection of a single storey side extension and detached garden room (existing outbuilding to be demolished).	Members RESOLVED: No Objection.	Awaiting Decision
26/00240	ND	191 Beach Street Deal CT14 6LY	Internal works Include: insertion of partition and door to form central lobby and separation from relocated kitchen all to ground floor. Insertion of partition and door to rear 1st floor guest room. External works include replacement of 2no side elevation windows.	Members RESOLVED: No Objection. Subject to the views of the DDC Heritage Officer.	Awaiting Decision
26/00281	ND	40 High Street Deal CT14 6HE	Installation of defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch.	Members RESOLVED: No Objection.	Awaiting Decision
26/00203	MD	1 Warden House Mews London Road Deal CT14 9WD	Crown reduce, crown lift and crown thin by approximately 30% of one Oak (T1) the subject of Tree Preservation Order No 6 of 1988.	Members RESOLVED: No Objection.	Awaiting Decision

**Total number of Planning Applications = 33**

**Planning Applications - Still Awaiting Decisions = 26**

**Planning Applications - Granted Permission = 6**

**Planning Applications – Refused Permission = 1**

**Planning Applications – Withdrawn = 0**