

WALMER PARISH COUNCIL
8 The Strand, Walmer, Deal, Kent, CT14 7DY

Tel: 01304 362363

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Dated this 13th of April 2021

To Councillors: Cllr J Murray, Cllr A Herring, Cllr B Gardner, Cllr G Bearman, Cllr C Weale,
Cllr Mr J Lonsdale & Cllr M Beard-Gould

You are hereby summoned to attend a meeting of the **Planning Committee** to be held on **Tuesday 20th of April 2021** via 'Zoom' Video Conferencing at 7.00pm to transact the business set out below.

Meeting ID: 224 572 9770

Password: 294456

Telephone number (for audio access only) 0203 695 0088

If you experience technical difficulties immediately prior to or during the meeting please call our Admin Assistant on 077357 02666 and they will assist you in gaining access.



Mrs Sue Le Chevalier
Acting Clerk to the Parish Council

Copied to Mrs Jo Dempster (Deal Society) Mr C Grant (Walmer Tree Warden) & Mr R Styles (Walmer Conservation Warden)

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AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

To receive any declarations of interest from Members in respect of business to be transacted on the agenda.

Where a Member has a new or registered Disclosable Pecuniary Interest (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.

Where a Member is declaring an 'Other Significant Interest' (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 an 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

3. OPENNESS & TRANSPARENCY

To remind those present of the following: -

The right to record, film and to broadcast meetings of the council, committees and sub committees is established following the Local Government Audit and Accountability Act 2014. This into the rights of the press and public to attend such meetings. While those attending meetings are deemed to have consented to the filming, recording, or broadcasting of meetings, those exercising the rights to film, record and broadcast must respect the rights of other people attending under the Data Protection Act 1998. Any person or organisation choosing to film, record or broadcast meeting of the Council or a committee is responsible for any claims or other liability from them so doing.

4. MINUTES OF THE PREVIOUS MEETING

To approve the Minutes of the meeting held on Tuesday 30th of March 2021.

Attach 1

5. MATTERS ARISING FROM MINUTES NOT COVERED ELSEWHERE

6. PLANNING DECISIONS

To receive a report on decisions received from DDC.

Attach 2

7. PLANNING APPLICATIONS – NEW

i) DOV/21/00281 - Flat 3 40 The Strand Walmer

Replacement Upvc windows

ii) DOV/21/00443 - 27 The Strand Walmer

Variation of Condition 3 (area and number of seats) of planning permission DOV/18/00783 (application under Section 73)

iii) DOV/21/00431 - 6 York And Albany Close Walmer

Erection of a single storey rear extension (existing rear extension to be demolished)

iv) DOV/21/00425 - Flat 2 Leelands House Grams Road Walmer

Proposed internal alterations to upgrade 2no internal doors. Alter ceiling heights in hall, bathroom and kitchen. Remove fitted cupboards, infill and enlarge openings. Replace 1no internal door within proposed dining room

v) DOV/21/00442 - 27 Granville Road Walmer

G1 - group of three sycamores - crown reduce by four metres and crown lift to 5.2m and to re-balance. T1 - sycamore - crown reduce by four metres to match G1 and remove secondary ascending limb

vi) DOV/21/00073 - 10 The Beach Walmer

Raise roof height to facilitate loft conversion, with front dormer window and 6no. rooflights

vii) DOV/21/00525 - 57 Poets Walk Walmer

T1 - Lime tree - reduce to nine metres in height

8. DOVER DISTRICT COUNCIL TREE OFFICER

i) To receive Cllr Bill Gardner's letter of complaint to Dover District Councils tree officer

Attach 3

ii) To receive Dover District Councils tree officers' letter in response

Attach 4

9. DATE OF NEXT MEETING

18th of May 2021

WALMER PARISH COUNCIL

DRAFT Minutes of the Zoom Online meeting of Walmer Parish Council Planning Committee held on Tuesday 30th of March 2021 at 7.00pm.

Present: Councillors:

- Cllr J Murray (Chairman)
- Cllr B Gardner
- Cllr J Lonsdale
- Cllr A Herring (Vice Chairman)
- Cllr G Bearman
- Cllr Marguerite Beard-Gould

Officers present:

- Sarah Plews (Planning Clerk)
- Joanne Watson (Technical Assistance)

4194. APOLOGIES FOR ABSENCE

Apologies were given and accepted from Cllr C Weale

4195. DECLARATIONS OF INTEREST

None given

4196. OPENNESS AND TRANSPARENCY

All present were reminded of the Rights and Obligations under the Local Government Audit and Accountability Act 2014.

4197. MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting, held on Tuesday 9th of March 2021, were approved as a correct record, and will be signed by the Chairman at the earliest opportunity

4198. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

Mins 4191 i) DOV/21/00113 - Former Royal Marines North Barracks Between Canada Road And North Barrack Road Walmer

Proposed works - London plane

RESOLVED:- Members all agreed that they are unable to comment or make a decision on this application as there is insufficient information provided within the application yet again

Cllr B Gardner has agreed to compose a strongly worded letter to Dover District Council regarding members objection to this application.

RESOLVED:- Cllr B Gardner updated members that the letter to Dover District Council had now been sent by the Assistant Clerk on his behalf

4199. PLANNING DECISIONS

i) DOV/21/00170 - 214 Dover Road Walmer

Erection of outbuilding

WPC: Positively Supports

DDC: GRANTED

ii) DOV/21/00002 - 6 King Charles Court Lord Warden Avenue Walmer

T1 False Acacia - pollard to a height of six metres

WPC: Objects

DDC: GRANTED

iii) DOV/20/01501 - 36 Blake Close Walmer

T1 Lime - reduce by a maximum of three metres T2 Sycamore - reduce back to previous reduction points T3 Ash - reduce back to previous reduction points.

WPC: Objects

DDC: GRANTED

iv) DOV/20/01499 - 39 York Road Walmer

Change of use and conversion into 2no. flats (Use Class C3(a))

WPC: Objects

DDC: GRANTED

v) DOV/20/01385 - 25 Cavalry Court Walmer

Replacement of ground floor window with timber French doors and replacement window to existing doorway.

WPC: Positively Supports

DDC: GRANTED

vi) DOV/21/00122 - 81 Station Road Walmer

Erection of two storey side and single storey rear extensions, driveway, and vehicular access (existing side extension to be demolished)

WPC: Positively Supports

DDC: GRANTED

4200. PLANNING APPLICATIONS – NEW

i) DOV/21/00296 - 17 Blake Close Walmer

T2 Lime - reduce in height by two metres T4 Sycamore - reduce in height by three metres

RESOLVED:- That the committee supports the application, however, members would like to request that the proposed works be delayed and shall not commence until the 1st of June, after the nesting season has ended.

ii) DOV/21/00313 - Kings Farmhouse 423 Dover Road Walmer

Erection of 2no. detached dwellings with associated parking and access

RESOLVED:- That the committee objects to this application for the following reasons:

- **Members object on traffic and transport grounds**
- **Members object that the access and egress to the site is not suitable and the proposed parking spaces adjacent to 423 Dover road are not safe or suitable either.**

iii) DOV/21/00337 - 34 Blake Close Walmer

T1 Sycamore - reduce crown by four metres in height and three metres laterally

RESOLVED:- That the committee positively supports the proposal

iv) DOV/21/00268 - 116 Dover Road Walmer

Lime tree (T1) - crown reduce by three metres

RESOLVED:- That the committee positively supports the proposal

v) DOV/21/00307 - Pebbles 72 Wellington Parade Walmer

Erection of a two-storey rear extension, roof terrace, second floor roof extension and detached garage

RESOLVED:- That the committee positively supports the proposal

vi) DOV/21/00295 - 18 Blake Close Walmer

T1 - Sycamore - reduce by four metres in height and reduce sides by two metres

RESOLVED:- That the committee positively supports the proposal

vii) DOV/21/00347 - 54 Dover Road Walmer

Erection of a single storey rear extension (existing rear extension to be demolished)

RESOLVED:- That the committee positively supports the proposal

viii) DOV21/00333 - 311-313 Dover Road Walmer

Change of use from retail (use class A1) to 2no. self-contained flats (use class C3) with alterations to windows and doors

RESOLVED:- That the committee objects to this application for the following reasons:

- The change of use in this application will affect the viability of the other businesses within the Vicinity
- Members also object on the grounds of sustainability, as residents would need to travel further afield by car as there are no other shops in the vicinity. Thus increasing pollution and traffic congestion.
- The position and size of the proposed windows is not suitable for a conservation area
- Members also agreed with the lack of parking is insufficient for potential residents.

4201. DATE OF NEXT MEETING

20th of April 2021

The meeting closed at 20:07 pm

Signed

Dated

Report on Planning Decisions from DDC

i) DOV/21/00177 - 137 Dover Road Walmer

Installation of Amazon 'click and collect' lockers (retrospective)

WPC: Objects

DDC: GRANTED

ii) DOV/ 21/00204 - MFG 137 Dover Road Walmer

Display of a wall mounted, internally illuminated fascia sign (retrospective)

WPC: Objects

DDC: GRANTED

iii) DOV/21/00207 - 8 White Acre Drive Walmer

Erection of a single storey rear extension with 3no. rooflights

WPC: Positively Supported

DDC: GRANTED

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ATTACH 3



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Cllr Bill Gardner
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Daniel Broadfield
Tree Officer
Dover District Council
Planning
Council Offices
White Cliffs Business Park
Dover
Kent CT16 3PJ

RE: INADEQUATE TREE APPLICATIONS

Dear Mr. Broadfield

It is now some eighteen months since you kindly agreed to enter the lions den and come to one of our planning meetings at Walmer Parish Council.

The purpose of this meeting was to have an exchange of information and views between the members of and yourself because we were getting despondent with our comments being totally ignored or overturned by your department with no reasons being given.

Dover District Council needs input from the 37 Parish and Town councils within its boundaries to be its local eyes and ears on the ground to help it make decisions as the Local Planning Authority.

We also expressed concerns that during the previous 12 months nearly half of the applications we received from Dover District Council for our consideration were incomplete and that whilst the applications had been verified and listed for decision by you or your department, there was far too little information for us to be able to consider the application.

After a full and frank exchange of opinions and views by both sides, it was agreed by your good self that so that both sides could work together and improve the standard of decisions to help the good people of Walmer two things would happen in future.

1) you promised on behalf of your department that the paperwork sent out by Dover District Council to us would be more thoroughly checked to make certain that it actually matched the standards that Dover District Council has set itself to make sure that the forms and accompanying photos and maps are up to those standards.

2) you also agreed to supply us with a brief written report on any of our decisions and recommendations that you overturned as to where you think we went wrong.

In the 18 months since this meeting, a meeting that we thought was both helpful and useful Walmer Parish Council Planning Committee has been getting increasingly unhappy about the fact that most of the applications we have been asked to comment on, have been woefully incomplete and totally inadequately presented, and we are at a loss as to how these applications have got through the DDC validating process. Also on the applications that have been sent to us that are complete your department has overturned our recommendation on a number of occasions, all when we have recommended refuse and we have not received a single report however brief back from you as to where you consider we got it wrong.

So both your offers of help and promises to improve the situation have fallen short, we would be very grateful if you would address these two matters and stick to the promises that you made to us, so that both councils can work together to improve the environment for the Council Taxpayers of Walmer.

Yours faithfully,

Cllr Bill Gardner,

On behalf of Walmer Parish Council Planning Committee

Admin - Walmer Parish Council

Subject:

FW: Tree applications

Dear Cllr Gardner,

Further to your letter regarding applications for works to protected trees, I hold my hands up with regard point two and have stated already that I will re-commit to sending you reports on those applications I approve that WPC have objected to as originally agreed. Apologies that this has not happened thus far.

In relation to point one, DDC are duty bound to make an application valid if sufficient information is provided. We have not deviated from this approach and cannot reasonably do so. Applications are submitted generally for one of two reasons. The first relates to concerns of a trees health/structural integrity and the associated proposal typically looks to provide a solution to the issues that have been identified. One example of this where WPC objected was 21/00002 where the proposal was to pollard to a false acacia (located at 6 King Charles Court) to a height of six metres with the justification provided being the presence of a significant wound in one of the main stems. Photos clearly showing the wound were submitted with the application, the presence of which was confirmed when I visited to inspect the tree. In this instance there was nothing further that we could ask for to justify the proposal so we were therefore obliged to make the application valid. Anything other than this approach would have been unreasonable and negligent given the potential implications of the tree failing.

Another example is 21/00246 where the proposal is to pollard a holm oak located at 6 Greenacre Drive on the basis that it has suffered extensive damage from squirrels. Photos showing the damage to the tree were submitted with the application. This was sufficient to make the application valid as it clearly shows the justification provided. The objection logged also states that members were unable to locate the tree from the information provided yet an aerial photo clearly showing the location of the tree was submitted with the application which was also the subject of previous applications that WPC objected to.

The second most common reason prompting the submission of applications relating to protected trees is where they look to address issues arising from their presence within a residential setting. As the justification provided does not relate to the health of a tree then we cannot reasonably request that a report evaluating a trees health be submitted or indeed the views of an expert, as they would have nothing to express a view on. Photos showing the tree/s in situ have been submitted with applications since our meeting as it was agreed that this would be useful for yourselves to help illustrate the issues raised, and therefore strengthen justification of the work. However, even this is not something that we can insist upon as the application form does not stipulate that any evidence is required if the reasons for applying do not relate to the condition of the tree. Consideration also has to be given to the potential of applicants/agents appealing against non-determination if they believe the application to be valid and therefore refuses to submit further superfluous information.

I hope this clarifies matters.



Daniel Broadfield – Tree Officer
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