



WALMER TOWN COUNCIL

62 The Strand, Walmer, Deal, Kent CT14 7DP

Web site: www.walmercouncil.co.uk E-mail: clerk@walmercouncil.co.uk

Tel: 01304 362363

Dated this day 4th December 2025

To Councillors: Cllr M Simpson, Cllr J Murray, Cllr K Lee, Cllr S Waite-Gleave, Cllr T Grist, Cllr R Blackwell, Cllr T Bond.

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You are hereby summoned to attend a meeting of the Planning Committee to be held on Tuesday 9th December 2025 at Elizabeth House, 32 St Mary's Road, Walmer, CT14 7QA at 7.00pm to transact the business set out below.

**Roland Aldred
Town Clerk**

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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 meetings of the Council or a committee is responsible for any claims or other liability from them so doing.

4. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Attach 1

5. MINUTES OF THE PREVIOUS MEETING

To approve the minutes of the meeting held on 11th November 2025.

Attach 2

6. MATTERS ARISING FROM MINUTES NOT COVERED ELSEWHERE

7. PLANNING DECISIONS

To receive a report on decisions received from DDC.

8. PLANNING APPLICATIONS – NEW

- i. **DOV/25/01203- 3 James Hall Gardens, Walmer, Deal, Kent**
Erection of a front, side and rear single storey extension. Widening of existing driveway (Existing garage and rear extension to be removed)
- ii. **DOV/25/01222 - 29 Ardent Avenue, Walmer, CT14 7UE**
Erection of a detached garden room
- iii. **DOV/25/01171 - The Walmer Centre, Liverpool Road, Walmer, CT14 7NW**
Formation of new vehicular access, widening of driveway and 14 parking Spaces
- iv. **DOV/25/01233 - The Lodge, Hawkshill Camp Road, Walmer, CT14 7PT**
Remove the two lowest limbs back to the main stem of one Pine (T1); prune back overhanging limbs to the boundary fence of one Beech (T2), both the subject of Tree Preservation Order No 29 of 2023.
- v. **DOV/25/01235 - Osborne House, Hawksdown, Walmer, Deal**
Crown thin by up to 20%, crown lift to 5.2 metres and crown reduce by a maximum of 4 metres of one Beech (T1) the subject of Tree Preservation Order No 4 of 1976.
- vi. **DOV/25/01234 - Formal Gardens And Ruins, Lord Warden Avenue, Walmer**
Re-pollard back to previous pruning points one London Plane the subject of Tree Preservation Order No 1 of 1959.
- vii. **DOV/25/01267- The Captains Garden, Victoria Road, Deal, CT14 7DJ**
Erection of timber frame composting shed
- viii. **DOV/25/01252- 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)

9. BETTESHANGER COUNTRY PARK

- i. Report from Friends of Betteshanger on the Betteshanger Country Park, wave pool and hotel development.

Attach 3

10. ENERGY EFFICIENCY ON LISTED BUILDINGS AND CONSERVATION AREAS.

- i. To adopt the new Historic England Advice on Adapting Historic Buildings for Energy and Carbon Efficiency.

11. DATE OF NEXT MEETING

Tuesday 6th January 2026 at 7pm.



A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

When recommendations are made by the planning committee to the local planning authority, it will need to be submitted under one of the categories as shown below.

1. **Support- Actively support approval of the application based on the following**

- a. Material Grounds.
 - i. Material grounds include but are not limited to
 - 1. Local, strategic or national planning policies and policies in the Development Plan
 - 2. Government and Planning Inspectorate requirements - circulars, orders, statutory instruments, guidance and advice
 - 3. Local financial considerations offered as a contribution or grant.
- b. Follows the Local Plan
- c. Follows the National Planning Policy Framework
 - i. This will also need to refer to the relevant section from the NPPF

2. **No Objection-** Recommend that the application is approved with no objections based on any of the above grounds.

3. **Objection- Actively object to the application based on the following**

- a. Object to the application based on material grounds
 - i. Material grounds include but are not limited to
 - 1. Loss of sunlight
 - 2. Overshadowing/loss of outlook
 - 3. Overlooking and loss of privacy
 - 4. Noise or disturbance
 - 5. Loss or effect on local conservation and biodiversity
 - 6. Effect on listed buildings and conservation areas
- b. Breaches the Local Plan
- c. Breaches the National Planning Policy Framework
 - i. This will also need to refer to the relevant section from the NPPF

4. **No Comment-** Council either does not or feels it cannot make comment on the application.

Conditions

Conditions can be suggested by Walmer Town Council to Dover District Council to be added to any application, including Tree Protection Orders and standard planning applications.

Examples of:

Tree Protection Orders

- 1. Tree works may not go-ahead during bird nesting season
- 2. In areas such as those with tree protection orders; successful applications will need to ensure that replacement trees are substantial sized and not small and immature.

Examples of:

Standard Planning Applications

1. DOV/23/01157 -Site at Cross Road, Deal

No properties at this location are to be sold by the developer until the supporting infrastructure has been completed.

2. DOV/23/01157 -Site at Cross Road, Deal

Walmer Town Council would like to put forward a condition that insists on retaining the 30% affordable housing as laid down in the original agreement.

An Example of:

Combined Application

1. DOV/23/00553 - 17 Church Street Walmer CT14 7RX

Conditions are added to mitigate the risk of flooding as this area used to be a pond, suggestion would be a 'slow the flow' measure on the down pipes. A condition would need to be added for the replacement of the three trees being removed and that the construction plan includes within the traffic management a plan to prevent large lorries from arriving/delivering or being on site outside of the hours of 10-3 due the narrowness of the road.



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Minutes of the meeting of Walmer Town Council Planning Committee held on Tuesday 11th November 2025 at 7.00pm at Elizabeth House, St Mary's Road, Walmer.

Present: Councillors:

Cllr J Murray (Chair)
Cllr R Blackwell
Cllr S Waite Gleave
Cllr T Grist
Cllr T Bond

Officers present:

John Miles (Administration Officer)

329. APOLOGIES FOR ABSENCE

Cllrs Simpson and Lee offered apologies that were accepted.

330. DECLARATIONS OF INTEREST

None Received

331. OPENNESS AND TRANSPARENCY

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

332. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

333. MINUTES OF THE PREVIOUS MEETING

Resolved – That the minutes be accepted as a true and accurate record.

Proposed: Cllr S Waite Gleave

Seconded: Cllr Blackwell

For: 5

Against:0

Abstain: 0

334. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

335. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description
25/00929	446 Dover Road Walmer CT14 7PD	Grant Consent	Objection: Walmer Town Council objects to this application on the following grounds. i. There is no valid reason why the TPO should be overturned.	Lateral reduction on road side by 2-3 metres of one Sycamore (T1) and prune back lateral branches overhanging boundary by approximately 2-3 metres of one Sycamore (T4), both the subject of Tree Preservation Order No 2 of 1969.
25/00876	Land Next To Whiteville Lawn Road Walmer CT14 7ND	Grant Planning Permission	Objection. Walmer Town Council objects to this application for the following reasons. 1. The design is not in keeping with the area. 2. Overlooking of neighbouring premises.	Variation of condition 2 (approved drawings) of planning permission 21/01606 for (Erection of 2no. detached dwellings (existing outbuildings to be demolished) to allow changes of the roof material from tiles to standing seam
25/00982	2 Harvey Avenue Walmer CT14 7DW	Grant Consent	Walmer Town Council Objects to this application on the following grounds: i. There has been no evidence provided by an independent arboriculturalist that the felling of this tree is needed. ii. The application indicates that the tree is in good health and therefore would not need to be removed. iii. The tree has a continuing amenity value for the surrounding area.	Dismantle and fell T1 - Sycamore - the subject of Tree Preservation Order No 26 of 2023
25/00556	46 Cornwall Road Walmer CT14 7SA	Certificate Existing Granted	No Objection	Certificate of Lawfulness (existing) for the insertion of rooflights to facilitate a loft conversion
25/00983	31 Granville Road Walmer CT14 7LQ	Grant Consent	No Objection	Crown lift to 4 metres over driveway, building and neighbouring property and prune back laterals on north and north east side of the canopy by approximately 1.5 metres of one Silver Birch (T1) the subject of Tree Preservation Order No TPO 1 of 1959 (As agreed by agent by email of 02.11.2025).
25/00936	Pavilion Walmer Lawn Tennis And Croquet Club Archery Square Walmer CT14 7HP	Grant Planning Permission	No Objection	Variation of condition 2 (approved plans) of planning permission 23/01377 for "Erection of single storey clubhouse with canopy linking to existing changing rooms (existing clubhouse to be replaced) and alterations to materials of existing changing rooms roof" to allow the

				clubhouse to be extended by 1 m, extension of flat roof canopy, new store building under canopy, path and patio to be omitted, update paving to service clubhouse and changing rooms
25/01028	1 Victoria Place Halliday Drive Walmer CT14 7FH	Withdrawn	No Objection	Replacement windows (heritage style UPVC)

336. PLANNING APPLICATIONS – NEW

i. **DOV/25/01066- 26C The Beach Walmer Deal CT14 7HJ**

Erection of a single storey front/side extension and front balcony with railings.

Resolved – Walmer Town Council supports this application

Proposed: Cllr Grist

Seconded: Cllr Blackwell

For: 5 Against:0 Abstain: 0

ii. **DOV/25/01043- 6 York And Albany Close, Walmer, CT14 7RR**

Erection of front porch and external render to front façade

Resolved – Walmer Town Council supports this application

Proposed: Cllr Grist

Seconded: Cllr Blackwell

For: 5 Against:0 Abstain: 0

iii. **DOV/25/01083 - Shoreline House 82 Wellington Parade Walmer Deal Kent CT14 8AB**

Variation of condition 2 (approved plans) of planning permission 24/01159 (Erection of a two storey rear extension with external steps, replacement/extended roof with solar panels, balcony with glass balustrade to ground floor west & east elevations, alterations to windows/doors, and new external wall with timber cladding (existing conservatory and ground floor balcony to be demolished)) to extend basement to 5m, extend driveway ramp and alterations to the fenestration

Resolved – No Objection

Proposed: Cllr Waite Gleave

Seconded: Cllr Blackwell

For: 5 Against:0 Abstain: 0

iv. **DOV/25/01155- 20 Cavalry Court, Walmer, CT14 7GF**

Replacement door (Retrospective)

Resolved – No Objection

Proposed: Cllr Grist

Seconded: Cllr Murray

For: 3 Against:2 Abstain: 1

Resolution was passed by Chairman's casting vote in favour

v. **DOV/25/01153- 74 The Strand, Walmer, CT14 7DL**

Erection of a single storey rear/infill extension, insertion of rear dormer window and alterations to porch (existing rear extension demolished)

Resolved – No Objection

Proposed: Cllr Blackwell

Seconded: Cllr Waite Gleave

For: 5 Against:0 Abstain: 0

vi. **DOV/25/01159- Street Record, North Barracks, Walmer, Kent**

Rolling consent to re-pollard one London Plane (T1), the subject of Tree Preservation Order No 9 of 1998, and located to the west of 25 Trafalgar Drive, by an additional 1 metre below the previous pruning points initially, followed by the re-pollarding back to previous pruning points on four further occasions over a maximum period of fifteen years (one occasion every 3 years). Rolling consent to re-pollard back to previous pruning points of one London Plane (T5), the subject of Tree Preservation Order No 9 of 1998, and located to the north of 1 Coventry Gardens, followed by the re-pollarding back to previous pruning points on four further occasions over a maximum period of fifteen years (one occasion every 3 years).

Resolved –Objection: Walmer Town Council Objects to this application on the following grounds.

1. The application has no valid case for the pollarding of Tree T5.

Proposed: Cllr Bond

Seconded: Cllr Grist

For: 5 Against:0 Abstain: 0

vii. **DOV/25/01188- King Charles Court , Lord Warden Avenue, Walmer, CT14 7LD**

T5 False Acacia - crown raise to 6 metres over footpath and highway; T6 Ash - prune back the canopy on the eastern side to previous pruning points; T10 Ash - remove the north eastern facing limb overhanging the footpath, all the subject of Tree Preservation Order No 1 of 1959.

Resolved –Objection: Walmer Town Council Objects to this application on the following grounds.

1. The application has no valid case for the crown raising of Tree T5.

Proposed: Cllr Blackwell

Seconded: Cllr Waite Gleave

For: 5 Against:0 Abstain: 0

337. DATE OF NEXT MEETING

Tuesday 9th December 2025 at 7pm

The meeting closed at 19:45

Signed Dated



Item: Report From Friends of Betteshanger

Date: 4th December 2025

Meeting: Planning Committee

From: Admin Clerk

An update has been received from the Friends of Betteshanger Group, regarding the proper enforcement of planning conditions at the Betteshanger site. Currently there are a combined 92 conditions for both lagoon and hotel, although there are several gaps within the applications titled 'to be resolved later' as part of the conditions.

Planning permission for the new construction has already been approved by Dover District Council, with the decision issued on 17 Sep 2024. Due to the permissions already in place, we are unable to request that the applications be revoked. It is also past the six week point where a review of condition changes can be requested.

Possible requests from the committee could include that Dover District Council carefully monitors construction, ensuring that any work done on site follows the conditions laid down and that DDC include the council as consultees for any future amendments to the planning permissions.