



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 29th April 2026

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 5th May 2026** 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. ELECTION OF A CHAIRMAN FOR THE COMMITTEE FOR 2026/2027**
- 2. ELECTION OF A VICE CHAIRMAN FOR THE COMMITTEE FOR 2026/2027**
- 3. APOLOGIES FOR ABSENCE**
- 4. 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.

5. 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.

6. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS Attach 1

7. MINUTES OF THE PREVIOUS MEETING

To approve the minutes of the meeting held on 7th April 2026.

Attach 2

8. MATTERS ARISING FROM MINUTES NOT COVERED ELSEWHERE

9. PLANNING DECISIONS

To receive a report on decisions received from DDC.

10. PLANNING APPLICATIONS – NEW

- i. **DOV/26/00284- 169 Dover Road Walmer CT14 7NB**
Erection of a single storey side/rear extension to create an annex and two storey side extension (existing garage to be demolished).
- ii. **DOV/26/00294- 14 Ardent Avenue Walmer CT14 7UE**
Erection of single storey rear extension.
- iii. **DOV/26/00077- Fairlight 68 Wellington Parade Walmer Deal Kent CT14 8AB**
Erection of detached single storey dwelling and garage (self build).
- iv. **DOV/26/00292- 6 Apple Tree Gardens, Walmer, CT14 7US**
Erection of shed and extend patio.
- v. **DOV/26/00267- The Church Of Jesus Christ Of Latter-day Saints, Gothic Close, Walmer, CT14 7TS**
T196- Field maple-fell to ground level, T198-Sycamore-crown reduce by 3 metres, T192- Sycamore-crown lift to 3 metres over highway footpath, all the subject of Tree Preservation Order NO 14 of 1976.
- vi. **DOV/26/00031- Former Royal Marines , South Barracks, Canada Road, Walmer**
Erection of bollards, footpath crossovers, paved footpath, replacement roof to rifle range building and installation of petanque court.
- vii. **DOV/26/00309- 1 Apple Tree Gardens, Walmer, CT14 7US,**
Erection of single storey garage extension.

viii. **DOV/26/00338- Belgrave Court, 2 - 3 The Beach, Walmer, CT14 7HE**
Replacement of the window to front elevation.

ix. **DOV/26/00080- Land South Of Coastal View Beach Huts Promenade Walmer**
Installation of a beach sauna unit, changing room, office, storage unit, 4 planters and 3 picnic table and chairs

11. AFFORDABLE HOUSING PLANNING DOCUMENT

i. To discuss the new Draft Affordable Housing Supplementary Planning Document from DDC.

12. DATE OF NEXT MEETING

9th June 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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Draft Minutes of the meeting of Walmer Town Council Planning Committee held on Tuesday 7th April 2026 at 7.00pm at Elizabeth House, St Mary's Road, Walmer.

Present: Councillors:

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

Officers present: John Miles (Administration Officer)

571. APOLOGIES FOR ABSENCE

Cllr Lee offered apologies that were accepted.

572. DECLARATIONS OF INTEREST

None Received

573. OPENNESS AND TRANSPARENCY

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

574. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

575. MINUTES OF THE PREVIOUS MEETING

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

Proposed: Cllr M Simpson

Seconded: Cllr R Blackwell

For: 5 Against:0 Abstain: 1

576. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

577. PLANNING DECISIONS

| Reference | Site | DDC | WTC | Description |
|-----------|---|---------------|---|--|
| 26/00055 | 80 Liverpool Road Walmer Deal Kent CT14 7NL | Grant Consent | <p>Walmer Town Council Strongly Objects to this application on the following grounds.</p> <ol style="list-style-type: none"> 1. The trees have received a TPO within the last twelve months, indicating it is too early for works to be carried out. 2. There is no evidence as to why these works need to be done. 3. There is no valid reason for these works to take place. | <p>Reduce the south-west facing lateral canopies (only) by no more than 2 metres of two groups of Pines (G1 and G2) the subject of Tree Preservation Order No 9 of 2025.</p> <p>The Pine Trees make a positive contribution to local visual amenity and landscape character due to their height, prominence and collective presence along the site boundary. The submitted justification shows an asymmetry within the crowns, with the majority of canopy mass and sail area extending toward the south-west due to long-term exposure to prevailing winds and site conditions.</p> <p>This crown imbalance be due to uneven mechanical loading on the stems and root plates, during periods of high wind or saturated ground conditions. The supporting information indicates that other trees have previously failed on the site due to the ground conditions. The proposed works are limited and focused specifically on reducing the windward side of the trees. A reduction of no more than 2 metres is a modest intervention relative to the height of the trees and would be unlikely to diminish their contribution to local amenity.</p> <p>Provided the works are undertaken in accordance with BS3998:2010, the pruning should retain the form and physiological function of the trees. The proposed works are therefore considered to represent reasonable arboricultural management aimed at improving crown balance and reducing mechanical loading.</p> <p>It is advised that the proposed works will primarily remove encroachment whilst maintaining the natural form and overall amenity value of the trees On balance, the works are considered proportionate and would allow for the continued retention of these</p> |

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| | | | | | mature trees while addressing structural considerations. |
| 25/01283 | The Berry 23 Canada Road Walmer CT14 7EQ | Grant Planning Permission | No Objection | Change of use from public house to residential dwelling, alterations to rear ground floor window/door and erection of cycle/bin store | |
| 25/01371 | 12 - 17 Block At Finch Mews Walmer Kent | Grant Consent | Walmer Town Council has No Objection to this application, however it is once again disappointed that there is no Arboriculturist report attached. | Crown reduce back to previous reduction points (by approximately 3 metres) of one Cherry (T1) the subject of Tree Preservation Order No 5 of 1988. | |
| 26/00079 | Osborne House Hawksdown Walmer CT14 7PH | Grant Consent | Walmer Town Council Objects to this application on the following grounds. 1. The proposal to crown lift the tree to 5.2m is unreasonable and unnecessary. | Crown thin by up to 20% by removing crossing limbs, poorly formed limbs and secondary minor limbs; crown lift to 5.2 metres above ground level, and crown reduce by a maximum of 2 metres of one Beech (T1) the subject of Tree Preservation Order No.4 of 1976. | The Beech tree is considered to have a good level of public amenity value due to its size, maturity and visibility within the street scene. The proposed works are primarily aimed at managing the relationship between the tree and its immediate surroundings, including the driveway and estate road. A crown thin of up to 20% is considered a moderate intervention that will allow for improved light penetration and removal of suboptimal growth without materially affecting the tree's overall form or amenity value. The proposed crown lift to approximately 5.2 metres is appropriate to provide adequate clearance over the driveway and road, improving access and usability of the space beneath the canopy. The crown reduction of up to 2 |

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| | | | | | <p>metres is relatively minor in relation to the overall size of the tree and will help to contain canopy spread while maintaining a natural crown shape, provided that cuts are made back to suitable growth points in accordance with BS3998:2010.</p> <p>Overall, the proposed works are considered proportionate and consistent with good arboricultural practice. The tree is expected to respond well to the specified works, and its long-term health and amenity value will be retained.</p> |
| 25/01318 | Shortwood House Station Road Walmer CT14 7QR | Grant Planning Permission | No Objection | Erection of a single storey side extension, additional window to front elevation, external flue and outdoor fireplace (existing conservatory, shed and greenhouse to be demolished). | |
| 26/00113 | Grangewood 103 Kingsdown Road Walmer Deal Kent CT14 8BL | Grant Planning Permission | No Objection | Erection of two storey side extension, single storey front extension with first floor balcony and rear balcony (Existing single storey side and front extension and porch to be demolished) | |

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| 26/00021 | Pavilion Walmer Lawn Tennis And Croquet Club Archery Square Walmer CT14 7HP | Grant Planning Permission | Walmer Town Council Objects to this application on the following grounds. 1. There is no report regarding the quality and brightness of the lighting. 2. There is no information regarding the effect on local residents. | Variation of condition 11 (no external lighting) of planning permission 25/00936 (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 external lighting under roof canopies of pavilion, clubhouse and covered link canopy | The proposed lighting would provide an enhancement for the functioning of the site, providing lit passage to the front of, and between, the changing rooms and clubhouse. The club has existing permitted opening hours running to 11pm Monday to Saturday and 10.30pm on Sundays and bank holidays, so it follows that some external lighting would be required, albeit this should not lead to harmful impacts on the site's neighbours and must preserve the character and appearance of the Conservation Area. The design approach, using down lights at either end of the built form and to light the passage between, does so in a functional but unintrusive way. Environmental Protection also confirm that they have no objection to the lighting. Accordingly, the proposed lighting design is compliant with PM1 and the NPPF paragraphs 135 and 137, being well designed. Given the assessment above of the design implications of the proposed lighting, being in full compliance with the aims of PM1 and being sited so as to have no visibility from public locations within the CA, then the proposals would preserve or enhance the character and appearance of the Walmer Seafront Conservation Area, in accordance with the aims of HE1, HE2 and the NPPF paragraph 212. |
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578. PLANNING APPLICATIONS – NEW

- i. **DOV/26/00125- 5 Church Street, Walmer, Deal, CT14 7RX.**
Replacement rear chimney, repairs and associated works.

Resolved – No Objection.

Proposed: Cllr R Blackwell

Seconded: Cllr T Grist

For: 6 Against:0 Abstain: 0

- ii. **DOV/26/00126- 5 Church Street, Walmer, Deal, CT14 7RX.**

Demolition of existing and erection of new chimney including remedial repairs.

Resolved – No Objection.

Proposed: Cllr T Grist

Seconded: Cllr R Blackwell
For: 6 Against:0 Abstain: 0

iii. **DOV/26/00183- 5 Church Street, Walmer, Deal, CT14 7RX.**

Replace 1no cast iron fireplace insert with wood burning stove to ground floor reception room. Replace 1no fireplace insert and surround to first floor bedroom with relocated cast iron fireplace and new timber fire surround.

Resolved – No Objection
Proposed: Cllr M Simpson
Seconded: Cllr S Waite Gleave
For: 6 Against:0 Abstain: 0

iv. **DOV/26/00195- 24 Trafalgar Drive Walmer Deal CT14 7FL.**

Rolling consent to re-pollard one London plane (T1) the subject of Tree Preservation Order No 9 of 1998 to be undertaken once every 2 years for a maximum period of 10 years.

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

1. That rolling pollarding every two years is too frequent and that proof that the works are needed is required before work begins.

Proposed: Cllr J Murray
Seconded: Cllr T Bond
For: 5 Against:0 Abstain: 1

v. **DOV/26/00080- Land South Of Coastal View Beach Huts, Promenade, Walmer**

Installation of a beach sauna unit, changing room, office, storage unit, 4 planters and 3 picnic table and chairs.

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

1. The containers are not in keeping in design and colour within the conservation area.
2. The design is contrary to the current NPPF and Local Plan.
3. There is no ecological study for a construction of this nature.

Proposed: Cllr T Bond
Seconded: R Blackwell
For: 6 Against:0 Abstain: 0

vi. **DOV/25/01140- Beach Plot 22, The Strand, Walmer, Kent.**

Certificate of Lawfulness (Existing) for continued use as a small boat hut and storage.

Resolved – No Objection.
Proposed: Cllr S Waite Gleave
Seconded: Cllr M Simpson
For: 6 Against:0 Abstain: 0

vii. **DOV/26/00204- Heatherstone House Hawksdown Walmer Deal Kent CT14 7PN.**

Variation of condition 2 (approved plans) and removal of condition 4 (restricted use) of planning permission 24/01338 for "Erection of two storey front and first floor rear extension including balconies/glass balustrades, single storey side extensions, front porch, wrap around raised terrace to include swimming pool, outbuilding/gym and associated external alterations (existing front porch to be demolished)" to allow amended designs and remove condition 4 as no longer relevant.

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

1. The removal of Condition 4 is unnecessary. Maintaining it in place is very relevant and supports a covenant which we understand to be in place preventing commercial development or activity on this estate

Proposed: Cllr R Blackwell

Seconded: Cllr M Simpson

For: 5 Against:0 Abstain: 0

viii. **DOV/25/01171- Meadowside Respite Centre Liverpool Road Walmer Deal Kent CT14 7NN.**

Formation of new vehicular access, widening of driveway and 14 parking spaces.

Resolved – No Comment.

1. While we welcome the several reports that have been provided by KCC, DDC's tree warden and others, they raise more questions than answers. Questions which still need to be answered.

Proposed: Cllr T Grist

Seconded: Cllr S Waite Gleave

For:4 Against:1 Abstain: 1

ix. **DOV/26/00116- 9 Dover Road, Walmer, CT14 7HR.**

Certificate of Lawfulness (existing) for use as a dwelling house.

Resolved – No Objection.

Proposed: Cllr T Grist

Seconded: Cllr M Simpson

For: 5 Against:0 Abstain: 0

x. **DOV/26/00030- 10 York And Albany Close, Walmer, CT14 7RR.**

Fell to ground level one Acer (Norway Maple) the subject of Tree Preservation Order No 10 of 2009.

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

1. There is no independent arboricultural report as requested by DDC or other evidence to support the application.
2. On inspection the tree appears to still be healthy.

Proposed: Cllr S Waite Gleave

Seconded: Cllr R Blackwell

For: 6 Against:0 Abstain: 0

xi. **DOV/26/00270- Shortwood House, Station Road, Walmer, CT14 7QR.**

Erection of an outbuilding for ancillary use.

Resolved – No Objection.

Proposed: Cllr M Simpson

Seconded: Cllr R Blackwell

For: 6 Against:0 Abstain: 0

xii. **DOV/26/00274- 2 Greenacre Drive, Walmer, CT14 7UQ.**

Re-pollard to previous pollard points one Holm Oak (T1) the subject of Tree Preservation Order No 1 of 1965.

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

1. That DDC guidance indicates that pollarding should be every three years.
2. That works should not take place in nesting season.

Proposed: Cllr S Waite Gleave

Seconded: Cllr T Bond

For: 5 Against:0 Abstain: 0

579. PLANNING ENFORCEMENT

- i. **Land Opposite 423 to 459 Dover Road, Walmer.**

To discuss residents communication regarding the condition of the trees at the land opposite 423- 459 Dover Road.

Resolved: Council representatives will be meeting with a volunteer group.

580. DELEGATED AUTHORITY

- i. To delegate authority to the Town Clerk for applications not given an extension.

Resolved: The delegation of authority was no longer required.

581. DATE OF NEXT MEETING

Tuesday 5th May 2026 at 7pm.

The meeting closed at 20:40

Signed Dated

DRAFT