



WALMER TOWN COUNCIL

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

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Dated this day 3rd October 2024

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

You are hereby summoned to attend a meeting of the **Planning Committee** to be held on **Tuesday 8th October** 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 Walmer Town Council

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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 Tuesday 10th September 2024.

(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/24/00906- 19 Cavalry Court Walmer Deal Kent CT14 7GF**
Installation of double doors
- II. **DOV/24/00569- 11 Kennedy Drive Walmer CT14 7TQ**
Erection of rear conservatory
- III. **DOV/24/00891- 37 Canada Road Walmer CT14 7EQ**
Proposed inset balcony within existing rear extension, re-rendering of external walls and erection of rear high level retractable canopy
- IV. **DOV/24/00912- Flat 14 Mountbatten House Halliday Drive Walmer Deal Kent CT14 7QN**
Replacement of 6no dormer windows on front, rear and side roof elevations and 1no casement window on the rear elevation
- V. **DOV/24/00913- Flat 14 Mountbatten House Halliday Drive Walmer Deal Kent CT14 7QN**
Replacement of 6no dormer windows on front, rear and side roof elevations and 1no casement window on the rear elevation.
- VI. **DOV/24/00925- 24 Warwick Road, Walmer, Deal, Kent**
Erection of first floor extension, rear extension, external cladding and window openings.
Erection of detached garden room.
- VII. **DOV/24/00940- 6 St Mildreds Court, Walmer, CT14 7NH**

Erection of pitched roof front extension, garage conversion and door opening to side elevation

- VIII. DOV/24/00784- Walmer Lawn Tennis And Croquet Club, Archery Square, Walmer, CT14 7HP**
Fell one Common holly (T26) and one Myrobalan plum (T27) both the subject of Tree Preservation Order No. 28 of 2023.
- IX. DOV/24/00667- 37 Poets Walk, Walmer, Deal, CT14 7QD**
Rolling consent to reduce one Holm Oak (T1) the subject of Tree Preservation Order No 1 of 1965 to an eight metre pollard followed by the re-pollarding back to previous pollard points once every three years for a maximum period of twelve years.
- X. DOV/24/00949- Beechwood, Hawksdown, Walmer, CT14 7PJ**
Crown raise to 5.4 metres all round of one Sycamore (T7) the subject of Tree Preservation Order No 3 of 1971.
- XI. DOV/24/00982- 49 The Strand, Walmer, CT14 7DX**
Replacement and extension of first floor balcony with glass balustrade. Erection of second floor balcony and glass balustrade. Replacement windows and doors
- XII. DOV/23/01377- Walmer Lawn Tennis And Croquet Club, Archery Square, Walmer, CT14 7HP**
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 (re-advertised further to receipt of tree survey)

9. DATE OF NEXT MEETING

12th November 2024 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 10th September 2024 at 7.00pm at Elizabeth house, St Mary's Road , Walmer.

Present: Councillors:

- Cllr J Murray (Chair)
- Cllr R Blackwell
- Cllr T Grist
- Cllr T Bond
- Cllr S Waite-Gleave
- Cllr M Eddy (Non-voting Council Member)

Officers present: John Miles (Administration Officer)

253. APOLOGIES FOR ABSENCE

Cllrs Simpson and Lee offered apologies that were accepted.

254. DECLARATIONS OF INTEREST

None Submitted

255. OPENNESS AND TRANSPARENCY

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

256. A SHORT GUIDE TO PLANINGCOMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

257. MINUTES OF THE PREVIOUS MEETING

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

- i. **Proposed:** Cllr Blackwell
 - ii. **Seconded:** Cllr Bond
- For: 4 Against:0 Abstain: 0

258. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

259. PLANNING DECISIONS

24/00706	Trinity Homes St Clare Road Walmer CT14 7PX	Grant Consent	No Objection	Reduce three lateral limbs arising at eight metres above ground level by a maximum of 2 metres of one Corsican Pine (T4) the subject of Tree Preservation Order No 15 of 2006.
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24/00662	14 York Road Walmer CT14 7EA	Grant Planning Permission	No Objection	Erection of a single storey side/rear extension, rear dormer window and replacement windows/doors (existing single storey rear extension to be demolished)
24/00640	79 Campbell Road Walmer CT14 7EF	Grant Planning Permission	No Objection	Erection of a studio/garden room (existing garage to be demolished)

260. PLANNING APPLICATIONS – NEW

- i. **DOV/24/00842- 5 Granville Road, Walmer, Deal, CT14 7LU**
Erection of a single storey rear/side extension, insertion of roof lights and replacement front porch
Resolved: No Objection
Proposed: Cllr Blackwell
Seconded: Cllr Grist
For: 4 Against:0 Abstain: 0
- ii. **DOV/24/00861- Woodhelven, St Clare Road, Walmer, CT14 7QB**
Erection of a single storey rear extension with balcony privacy screen/railings, single storey side extension, steps to rear, and alterations to windows/doors including insertion of first floor side window (existing single storey side extension to be demolished)
Resolved: Objection- Walmer Town Council objects to this application on the grounds of overlooking and loss of privacy for the neighbouring property
Proposed: Cllr Bond
Seconded: Cllr Waite Gleave
For: 3 Against:1 Abstain: 0
- iii. **DOV/24/00879- Ashdon, Hawksdown, Walmer, Deal**
Fell one Sycamore (T10) the subject of Tree Preservation Order No 3 of 1971.
Resolved: No Comment
Proposed: Cllr Bond
Seconded: Cllr Waite Gleave
For: 3 Against:0 Abstain: 1
- iv. **DOV/24/00878- Courtney, Hawksdown, Walmer, Deal**
Fell one Beech (T18) the subject of Tree Preservation Order No 3 of 1971
Resolved: No Objection
Proposed: Cllr Blackwell
Seconded: Cllr Grist
For: 3 Against:0 Abstain: 1
- v. **DOV/24/00886- 26 James Hall Gardens, Walmer, Deal, Kent**
Erection of single storey front extension
Resolved: No Objection
Proposed: Cllr Blackwell
Seconded: Cllr Waite Gleave
For: 4 Against:0 Abstain: 0
- vi. **DOV/24/00895- Hawkshill Farmhouse, Hawkshill Camp Road, Walmer, CT14 7PT**
Erection of fence and entrance gates (retrospective)

Resolved: No Objection

Proposed: Cllr Grist

Seconded: Cllr Bond

For: 4 Against:0 Abstain: 0

261. NEIGHBOURHOOD PRIORITY STATEMENT

To consider the production of a Neighbourhood Priority Statement for Walmer parish as part of the updated National Planning Policy Framework and Levelling Up and Regeneration Act.

Resolved: Noted- Committee to wait for new developments in the National Planning Policy Framework

262. CONSERVATION AREA MANAGEMENT PLANS

To consider the production of a Conservation Area Management plan for Walmer Parish. The committee agreed to change the production of an area management plan for assessment.

Resolved: Noted- Committee to contact DDC regarding the status of currently underway and any future Conservation Area Assessments.

263. PUBLIC REGISTER OF EMPTY BUILDINGS

To consider the creation of a register of empty buildings within Walmer as part of the government's new homes initiative and to put it forward to next Full Council meeting.

Resolved: Noted- Admin to look into adding information to the Walmer Town Council website about how members of the public may contact Dover District council if they believe a building is abandoned or empty.

Admin also to contact DDC regarding the status of one shop front along the strand.

264. SAVING OUR TREES WITH TREE PRESERVATION ORDERS

To consider the KALC proposal regarding Tree Preservation Orders and to put it forward to next Full Council meeting.

Resolved: To forward proposal directly to KALC for consideration

Proposed: Cllr Waite Gleave

Seconded: Cllr Bond

For: 4 Against:0 Abstain: 0

265. KALC RESOLUTION FOR PLANNING INCUSION PROPOSAL

To consider putting forward to council a resolution for adding of Planning Inclusion to KALC

Resolved: To forward proposal to full council for consideration

Proposed: Cllr Blackwell

Seconded: Cllr Waite Gleave

For: 4 Against:0 Abstain: 1

DATE OF NEXT MEETING

Tuesday 8th October 2024 @ 7pm

The meeting closed at 20:35

Signed Dated