



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 2nd January 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

.....
You are hereby summoned to attend a meeting of the **Planning Committee** to be held on **Wednesday 8th January 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 10th December 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/24/01284- 10 Belmont, Walmer, CT14 7QU**
Cut back selected limbs to give 2 metres clearance from building of one Silver Birch the subject of Tree Preservation Order No 18 of 2009.
- II. **DOV/24/01206- Castle Cottage 30 Wellington Parade Walmer CT14 8AB**
Erection of single storey side, rear link and rear extensions, associated external alterations, and new pedestrian access (existing outbuildings to be demolished)
- III. **DOV/24/01297- 120 Dover Road, Walmer, CT14 7HT**
Re-pollard to a height level with the smallest tree of nine Limes the subject of Tree Preservation Order No. 6 of 2013.
- IV. **DOV/24/01317- 272 Dover Road CT14 7NP**
Erection of two storey and first floor rear extensions with alterations to windows and doors

9. DATE OF NEXT MEETING

Tuesday 11th February 2025 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 December 2024 at 7.00pm at Elizabeth House, St Mary's Road, Walmer.

Present: Councillors:

Cllr J Murray (Chair)

Cllr T Grist

Cllr K Lee

Cllr M Simpson

Cllr Waite-Gleave

Officers present:

John Miles (Administration Officer)

421. APOLOGIES FOR ABSENCE

Cllrs Bond and Blackwell offered apologies that were accepted.

422. DECLARATIONS OF INTEREST

None Submitted

423. OPENNESS AND TRANSPARENCY

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

424. A SHORT GUIDE TO PLANING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

425. MINUTES OF THE PREVIOUS MEETING

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

i. **Proposed:** Cllr Waite Gleave

ii. **Seconded:** Cllr Simpson

For:5

Against:0

Abstain: 0

426. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

427. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description
24/00949	Beechwood Hawksdown Walmer CT14 7PJ	Grant Consent	Objection- Walmer Town Council objects to this application on the grounds of insufficient grounds to raise the crown of the tree as this will leave only a third of the crown, and cause a reduction of amenity	Crown raise to 5.4 metres on north side of canopy of one Sycamore (T7) the subject of Tree Preservation Order No 3 of 1971.

			value of tree in terms of both shade and biodiversity habitat	
24/00895	Hawkshill Farmhouse Hawkshill Camp Road Walmer CT14 7PT	Grant Planning Permission	No Objection	Erection of fences and entrance gates (retrospective)
23/01324	20 Granville Road Walmer CT14 7LS	Grant Planning Permission	<p>Comments: Walmer Town Council strongly objects to this application due to severe overlooking from the proposed large windows and the balcony which, combined with the proposed position of the new property close to the boundary of a neighbouring home, 64 Liverpool Rd together with height of the full-length doors and a flat roof which they open onto will remove all privacy from surrounding houses and gardens.</p> <p>In particular any occupants of the new property will automatically be able to overlook not only the house and garden of number 64 Liverpool Rd, but also the house and garden of the existing number 20 Granville Rd.</p> <p>It has also been noted that an earlier planning application for 20 Granville Road- Ref. No: 19/00774 included a requirement not to overlook the property on the Granville Road side of the property. WTC suggests that such a requirement be imposed as a condition should planning permission be granted.</p> <p>There has also been voiced the possibility that the location may be under a Restricted Covenant along the Liverpool Road side of the property. This may need to be looked into before a final decision is made.</p>	Erection of a dwelling with associated parking
24/01041	Yew Tree Lodge 15 Church Street Walmer Deal CT14 7RX	Grant Consent	No Objection	Reduce in height by 1 metre, reduce laterally by 0.5 metres and cut back to give 1 metre clearance from the roof of one Yew (T1) the

428. PLANNING APPLICATIONS – NEW

I. DOV/24/01183- 25 Granville Road, Walmer, Deal, CT14 7LQ

Reduce in height by 4 metres and reduce in lateral spread by 2 metres of one Sycamore (T1) the subject of Tree Preservation Order No 1 of 1959.

Resolved: Objection- The proposed reduction on a healthy tree will needlessly damage the tree and will change tree into a virtual stump which will alter and damage the visual aspect of the street.

Proposed: Cllr Waite Gleave

Seconded: Cllr Grist

For: 5 Against: 0 Abstain: 0

II. DOV/24/01187- 19 Cavalry Court, Walmer, CT14 7GF,

Replace side elevation door with French door in enlarged opening. Remove internal ground floor wall. Insert partition to form utility room.

Resolved: No Objection

Proposed: Cllr Simpson

Seconded: Cllr Lee

For: 5 Against: 0 Abstain: 0

III. DOV/24/01159- Shoreline House, 82 Wellington Parade, Walmer, CT14 8AB

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)

Resolved: No Objection

Proposed: Cllr Grist

Seconded: Cllr Waite Gleave

For: 5 Against: 0 Abstain: 0

IV. DOV/24/01124- Land Fronting St Marys Road , Rear Of Redcote, St Clare Road, Walmer

Variation of condition 2 (approved plans) of planning permission 21/00776 (Erection of 2no. detached dwellings with vehicular access and associated parking (front boundary wall to be demolished and trees to be removed)) to increase roof height and insertion of dormer windows to plot 1

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

- i. Loss of Privacy for neighbouring properties
- ii. Overlooking of neighbouring properties
- iii. Excess height of dormer

Proposed: Cllr Simpson

Seconded: Cllr Waite Gleave

For: 5 Against: 0 Abstain: 0

V. DOV/24/01228- 51 Canada Road, Walmer, CT14 7EQ,

Erection of single storey rear and side extensions (existing side extension to be demolished.

Resolved: No Objection

Proposed: Cllr Simpson

Seconded: Cllr Grist

For: 5 Against: 0 Abstain: 0

VI. DOV/24/01204- Annexe, Crows Nest, 98 Wellington Parade, Walmer

Change of use of annexe to holiday let

Resolved: No Comment

Proposed: Cllr Grist

Seconded: Cllr Simpson

For: 5 Against: 0 Abstain: 0

429. DATE OF NEXT MEETING

Tuesday 8th January 2025 @ 7pm

The meeting closed at 19.45

Signed Dated