



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 6th February 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 **Tuesday 11th February 2025** at Elizabeth House, 32 St Mary's Road, Walmer, CT14 7QA at 6.30pm to transact the business set out below.

Roland Aldred
Town Clerk

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AGENDA

0. TREE PROTECTION OFFICER

30 Minute discussion with Johanne Daniels, DDC's Tree Protection Officer on matters concerning tree policies.

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 8th January 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/24/01330- 35 Granville Road Walmer Deal Kent CT14 7LQ**
Erection of a part 2 storey, part 1 storey rear extension
- II. **DOV/24/01338- Heatherstone House, Hawksdown, Walmer, CT14 7PN**
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)
- III. **DOV/25/00035- 59 Canada Road, Walmer, CT14 7EJ**
Erection of a single storey rear extension, rear dormer window, and rooflights to front elevation to facilitate a loft conversion (existing rear conservatory to be demolished)
- IV. **DOV/24/01263- 15 Meryl Gardens, Walmer, CT14 7QH**
Erection of a single storey rear extension
- V. **DOV/25/00083- 2 Harvey Avenue, Walmer, Deal, CT14 7DW**
Re-pollard back to previous pruning points of one Sycamore (T1) the subject of Tree Preservation Order No 26 of 2023.

9. CONSULTATIONS

- I. To discuss the proposed removal of the telephone box on The Strand

Attach 3

10. DATE OF NEXT MEETING

Tuesday 11th March 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 8th January 2025 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

Officers present: **John Miles (Administration Officer)**

430. APOLOGIES FOR ABSENCE

Cllrs Simpson, Waite-Gleave and Lee offered apologies that were accepted.

431. DECLARATIONS OF INTEREST

None Submitted

432. OPENNESS AND TRANSPARENCY

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

433. A SHORT GUIDE TO PLANING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

434. MINUTES OF THE PREVIOUS MEETING

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

- i. **Proposed:** Cllr Grist
 - ii. **Seconded:** Cllr Murray
- For:4 Against:0 Abstain: 0

435. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

436. PLANNING DECISIONS

24/01104	Trinity Homes St Clare Road Walmer Kent CT14 7PX	Grant Consent	No Objection	Reduce the height by a maximum of four metres, reduce the length of the north facing branch arising at height ten metres above ground level by a maximum of 2.5 metres, reduce the length of the north facing branch arising at height twelve metres above ground level by a maximum of 2.5 metres and reduce the length of the south facing branch arising at height eight metres by a maximum of 1.5 metres of one Corsican Pine (T1) the subject of Tree Preservation Order No 8 of 1993.
24/01090	25 Archery Square Walmer CT14 7JA	Grant Planning Permission	No Objection	Erection of raised rear terrace with insertion of french doors.
23/01377	Walmer Lawn Tennis And Croquet Club Pavilion Archery Square Walmer Kent CT14 7HP	Grant Planning Permission	No Comment- Walmer Town Council is unable to comment due to insufficient information based on a surprising lack of a Heritage statement for a proposed building within a conservation area.	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)
24/01014	8 Greenacre Drive Walmer CT14 7UQ	Grant Consent	Objection- Walmer Town Council Objects to this application on the following grounds. i. The tree in question is not damaged or diseased and under threat of dying. ii. Leaf drop is not a reason to cut down a healthy tree	Fell one Horse chestnut the subject of Tree Preservation Order No 1 of 1965.
24/01183	25 Granville Road Walmer Deal CT14 7LQ	Grant Consent	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.	Crown reduce back to previous reduction points of one Sycamore (T1) the subject of Tree Preservation Order No 1 of 1959.

437. 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.

Resolved: No Objection

Proposed: Cllr Bond

Seconded: Cllr Blackwell

For: 4 Against: 0 Abstain: 0

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)

Resolved: No Objection

Proposed: Cllr Grist

Seconded: Cllr Blackwell

For: 4 Against: 0 Abstain: 0

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.

Resolved: Objection- Walmer Town Council strongly opposes the proposed pruning of eight Lime trees at 120 Dover Rd, Walmer [planning application 24/01297] on the following grounds.

- If carried out the proposed work would needlessly reduce the height of the trees to an unacceptable level.
- A reason given for the pruning is that in summer the trees reduce the natural light available to rooms fronting the building.
- According to the approved plans the majority of the rooms on this frontage are bedrooms with one identified as a cinema.
- There are according to the approved plans only two ground floor rooms which may have reduced natural light.
- This appears to make the reason given for the application {that natural light would be improved} pointless and inaccurate because if the building was constructed according to the original plans the remaining trees would still reduce natural light to the ground floor. – not enough grounds to significantly lower the height of eight TPO protected trees at a time of environmental concern.
- Paragraphs 3 4 5 and 6 of the original planning approval notice all stress the importance of the trees to the local environment.

In addition Paragraph 7 of this notice reminds us of the importance placed upon these trees by the DDC Planning Authority.

7. Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2012 using the following protective fence specification:

· Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

· The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

· At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area. · Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

· There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

Reason: In the interests of the visual amenities of the area and to adequately integrate the development into the environment.

As part of Walmer Town Councils work to improve the environment and reduce the effects of vehicle emissions along the busy Dover Rd this council has invested significant funds in planting trees along the Dover Rd.

If approved this application would set this work back.

Proposed: Cllr Bond

Seconded: Cllr Grist

For: 4

Against: 0

Abstain: 0

IV. DOV/24/01317- 272 Dover Road CT14 7NP

Erection of two storey and first floor rear extensions with alterations to windows and doors

Resolved: No Objection

Proposed: Cllr Blackwell

Seconded: Cllr Grist

For: 4

Against: 0

Abstain: 0

438. DATE OF NEXT MEETING

Tuesday 11th February 2025 @ 7pm

The meeting closed at 19.25

Signed Dated



Item: Removal of BT Phone Box

Date: 30th January 2025

Meeting: Planning Committee

From: Admin Clerk

BT have requested consultations regarding the removal of several telephone boxes in the area, Walmer Town Council has been offered the opportunity to comment on the removal of the telephone on The Strand opposite the junction with Canada Road and Dover Road.

In 2021 the telephone box was amongst those considered for removal, at the time Walmer Town Council looked at options to take over the box, however Dover District Council objected to the removal for safety reasons as it was within 400m of the coast. The decision at the A&E meeting of 26 May 2021 was, that the Council in the event of the appeal failing, would buy the telephone box for a nominal fee of £1 and to use it as a visitor information kiosk.

The safety reasons for the objection included the fact that if there was no signal available for a mobile phone, then it would be difficult for a member of the public to call for help if they see someone in trouble at sea. There are no other telephone boxes in the area to use in the occasion of an accident or a person in distress.

Members to decide whether to make comment on the removal and what comment would be to appropriate.