



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 March 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 March 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

.....
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 February 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/25/00129- 31 Granville Road, Walmer, Deal, Kent**
Re-pollard back to previous pruning points of two White Poplars the subject of Tree Preservation Order No 1 of 1959.
- II. **DOV/25/00131- Walmer Lawn Tennis And Croquet Club Archery Square Walmer CT14 7HP**
Fell and remove stump of one Copper Beech (T37) and one small leafed Lime (T46) both the subject of Tree Preservation Order No. 28 of 2023.
- III. **DOV/25/00180- 7 Meryl Gardens, Walmer, Deal, Kent, CT14 7QH**
Erection of a two storey side extension.
- IV. **DOV/25/00095- 397 Dover Road Walmer CT14 7NZ**
Re-pollard back to previous points of one Lime the subject of Tree Preservation Order No 2 of 1969
- V. **DOV/25/00225- Sandettie, Hawksdown, Walmer, Deal, CT14 7PH**
Crown raise to 5 metres above ground level of two Beech the subject of Tree Preservation Order No. 4 of 1976.
- VI. **DOV/25/00199- 3 Meryl Gardens, Walmer, Deal, Kent, CT14 7QH**
Erection of a two storey side extension and front porch

9. DATE OF NEXT MEETING

Tuesday 8th April 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.



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

Draft Minutes of the meeting of Walmer Town Council Planning Committee held on Tuesday 11th February 2025 at 6.30pm at Elizabeth House, St Mary's Road, Walmer.

Present: Councillors:

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

Others Present:

Cllr P Findley
Mrs J Daniels (DDC Tree Officer)

Officers present:

John Miles (Administration Officer)

Cllr Blackwell was not present at the start of the meeting.

512. TREE PROTECTION OFFICER

Jo Daniels, Dover District Council Tree Officer, met with members of the Planning Committee. She informed the members as to how and why decisions are made regarding the cutting or removal of trees. The main criteria consist of:

1. Remaining Useful Life
2. Effect on the landscape if removed
3. Amenity value for public view

In addition, it was mentioned that if pollarding permission was given before, then it was difficult to deny it a second time. Pollarding of trees from a young age also means that if not followed on, then the branches originally cut could become weak points. Pollarding of trees should also take place every three years.

Guidance on tree works can be found online with documents such as the Government Guidance on Tree Preservation Orders 2012 and TPO Legislations.

Cllr Findley attended this part of the meeting.

Cllr Blackwell arrived fifteen minutes into the meeting.

513. APOLOGIES FOR ABSENCE

Cllr Lee offered apologies that were accepted.

514. DECLARATIONS OF INTEREST

None Submitted

515. OPENNESS AND TRANSPARENCY

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

516. A SHORT GUIDE TO PLANING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

517. MINUTES OF THE PREVIOUS MEETING

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

Proposed: Cllr Blackwell

Seconded: Cllr Bond

For:6

Against:0

Abstain: 0

518. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

519. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description
24/01204	Annexe Crows Nest 98 Wellington Parade Walmer CT14 8AD	Grant Planning Permission	No Comment	Change of use of annexe to holiday let
24/00840	Victoria Place Halliday Drive Walmer CT14 7FH	Refuse Consent	Objection - Walmer Town Council Objects to this application on the following grounds. i. The works on the tree are considered as too severe, however Walmer Town Council supports the removal of dead wood from T1 as required.	London Plane (T1) crown lift canopy on South, East and West facing sides to 5-6 metres above ground level; London Plane (T2) crown lift canopy on West facing side to 5-6 metres above ground level, both the subject of Tree Preservation Order No 1 of 2015.
24/01053	28 Herschell Square Deal CT14 7SF	Grant Planning Permission	No Objection	Erection of a first floor side extension, single storey rear extension, garage conversion to residential accommodation, first floor rear terrace with railings and new window openings.
24/01284	10 Belmont Walmer CT14 7QU	Grant Consent	No Objection	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.
24/00906	19 Cavalry Court Walmer CT14 7GF	Grant Planning Permission	No Objection	Installation of double doors
24/01187	19 Cavalry Court Walmer CT14 7GF	Grant Listed Building Consent	No Objection	Replace side elevation door with French door in enlarged opening. Remove internal ground floor wall. Insert partition to form utility room.

24/01228	51 Canada Road Walmer CT14 7EQ	Grant Planning Permission	No Objection	Erection of single storey rear and side extensions (existing side extension to be demolished)
24/01124	Land Fronting St Marys Road & Rear Of Redcote St Clare Road Walmer CT14 7QB	Grant Planning Permission	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	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
24/01317	272 Dover Road Walmer CT14 7NP	Grant Planning Permission	No Objection	Erection of two storey and first floor rear extensions with alterations to windows and doors
24/00982	49 The Strand Walmer Kent CT14 7DX	Refuse Planning Permission	No Objection	Replacement and extension of first floor balcony with glass balustrade. Erection of second floor balcony and glass balustrade. Replacement windows and doors.

520. 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

Resolved: No Objection

Proposed: Cllr Simpson

Seconded: Cllr Bond

For: 6 Against: 0 Abstain: 0

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)

Resolved: No Objection- However Walmer Town Council would like to consider imposing the following conditions on this application if it is approved.

- i. **Walmer Town Council is concerned about the proposed loss of nine individual trees, one group of trees and part of another sets of trees. WTC would like a condition to have the trees replaced if removed.**
- ii. **Due to the flood risks in the area of Ray's Bottom, WTC would also request that the flooring to be put down as part of the extensive external works to be permeable to help reduce the amount of run-off water and soil from the property causing damage to the area below.**

Proposed: Cllr Waite Gleave

Seconded: Cllr Blackwell

For: 4 Against: 2 Abstain: 0

- 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)
Resolved: No Objection- Committee indicated that they would ask the Town Clerk to talk to the resident to prevent parking on council EV points.
Proposed: Cllr Waite Gleave
Seconded: Cllr Blackwell
For: 6 Against: 0 Abstain: 0
- IV. **DOV/24/01263- 15 Meryl Gardens, Walmer, CT14 7QH**
Erection of a single storey rear extension
Resolved: No Objection
Proposed: Cllr Blackwell
Seconded: Cllr Bond
For: 6 Against: 0 Abstain: 0
- 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.
Resolved: Objection- Walmer Town Council objects to this application on the following grounds
I. The tree is not causing damage to the location
II. Amenity value of the tree as seen from the drill field opposite
III. There is little to no actual overhang of the tree to the neighbouring property
IV. That pollarding should be every three years as laid down by DDC Tree Officer.
Proposed: Cllr Simpson
Seconded: Cllr Waite Gleave
For: 6 Against: 0 Abstain: 0

521. CONSULTATIONS

Decision was made regarding the removal of the telephone box to refer it to the A&E and Walmer In Bloom Committees.

522. DATE OF NEXT MEETING

Tuesday 11th February 2025 @ 7pm
The meeting closed at 20.00

Signed Dated