



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 3rd April 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

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You are hereby summoned to attend a meeting of the **Planning Committee** to be held on **Tuesday 8th April 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 11th March 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/25/00256- Flat 1, Little Sheen, 236 Dover Road, Walmer, CT14 7NP**
Replacement PVC windows.
- II. **DOV/25/00331- Beach Hut Kingsdown Beach Adjacent To, Wellington Parade, Kingsdown,**
Erection of a beach hut (existing beach hut to be demolished).
- III. **DOV/25/00238- The George, 1A Herschell Road East, Walmer, Deal, CT14 7SQ**
Erection of 2 storey rear extension.
- IV. **DOV/25/00370- Touchwood, Hawksdown, Walmer, Deal, Kent, CT14 7PN**
Erection of single storey rear and side extension with rooflights. Erection of outbuilding and alterations to existing garage.

9. PLANNING APPEALS

- I. **DOV/25/00007/S78- 49 The Strand, Walmer, Kent, CT14 7DX**
Replacement and extension of first floor balcony with glass balustrade. Erection of second floor balcony and glass balustrade. Replacement windows and doors.

Attach 3

10. DATE OF NEXT MEETING

Tuesday 13th May 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 11th March 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 S Waite-Gleave

Officers present:

John Miles (Administration Officer)

564. APOLOGIES FOR ABSENCE

Cllrs Lee, Bond and Simpson offered apologies that were accepted.

565. DECLARATIONS OF INTEREST

None Submitted

566. OPENNESS AND TRANSPARENCY

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

567. A SHORT GUIDE TO PLANING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

568. MINUTES OF THE PREVIOUS MEETING

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

Proposed: Cllr Blackwell

Seconded: Cllr Grist

For:4 Against:0 Abstain: 0

569. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

570. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description
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

24/01297	120 Dover Road Walmer CT14 7HT	Grant Consent	Objection-Document uploaded to Planning Portal due to length	Re-pollard back to previous pollard points of eight Limes the subject of Tree Preservation Order No. 6 of 2013 (as amended by email from agent dated 13.02.2025).
24/01159	Shoreline House 82 Wellington Parade Walmer CT14 8AB	Grant Planning Permission	No Objection	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)

Objection to 24/01297

Comment From Walmer Town Council Planning Committee

8th January 2025

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.

571. 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.
Resolved: No Objection
Proposed: Cllr Grist
Seconded: Cllr Waite-Gleave
 For: 4 Against: 0 Abstain: 0

- 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.
Resolved: Objection: Walmer Town Council objects to this application on the follow grounds.
 - i. The arboriculturist report indicates that the two trees indicated are healthy.
 - ii. alleged issues with nutrients and water being 'stolen ' from surrounding grass by the trees' roots.
 - iii. Members of the Tennis club attended the meeting and explained that in order to avoid retained water on the Grass playing surfaces in and around the courts had been laid in a manner which encouraged speedy drainage of water from rainfall and they have seen no detrimental effect on grass adjacent to the two trees in the application.
 - iv. They also pointed out that there has been no discussion or consultation with members of the tennis club.
 - v. The applicant has not provided any evidence to prove that the trees are causing problems for surrounding grass.
 - vi. The report also indicates that uprooting the trees would be a drastic change, there is no cause to fell these trees
 - vii. The loss of the tree will affect the amenity value of the area.
 - viii. Residents value the trees use as a noise barrier.
 - ix. Residents value the trees use as pollution protection from nearby roads.
 - x. The trees also help to protect members of the public.
 - xi. DDC recently decided to put a Tree Preservation Order on all the trees in this area, a decision which should not be overturned by an application which

provides no evidence of the alleged problems in support of removing two trees which the applicants' own report says are healthy and in good condition

Proposed: Cllr Blackwell

Seconded: Cllr Grist

For: 4 Against: 0 Abstain: 0

III. DOV/25/00180- 7 Meryl Gardens, Walmer, Deal, Kent, CT14 7QH

Erection of a two storey side extension.

Resolved: No Objection

Proposed: Cllr Blackwell

Seconded: Cllr Waite Gleave

For: 4 Against: 0 Abstain: 0

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

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

i. To protect the amenity value of the area.

Proposed: Cllr Grist

Seconded: Cllr Waite Gleave

For: 4 Against: 0 Abstain: 0

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

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

i. The requested 5m crown raise will be above the level of several crucial branches and will cause the denudement of the tree.

Proposed: Cllr Grist

Seconded: Cllr Blackwell

For: 4 Against: 0 Abstain: 0

VI. DOV/25/00199- 3 Meryl Gardens, Walmer, Deal, Kent, CT14 7QH

Erection of a two storey side extension and front porch

Resolved: No Objection

Proposed: Cllr Blackwell

Seconded: Cllr Waite Gleave

For: 4 Against: 0 Abstain: 0

572. DATE OF NEXT MEETING

Tuesday 8th April 2025 @ 7pm

The meeting closed at 20.05

Signed Dated

Consultee Comments for Planning Application 24/00982

Application Summary

Application Number: 24/00982

Address: 49 The Strand Walmer Kent CT14 7DX

Proposal: Replacement and extension of first floor balcony with glass balustrade. Erection of second floor balcony and glass balustrade. Replacement windows and doors

Case Officer: Abigail Willcox

Consultee Details

Name: Mr Roland Aldred

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

Email: Not Available

On Behalf Of: Walmer Town Council

Comments

No Objection



Mr William Smith
c/o Mr Toby Smith
Unit 16, Tridax Business Park
Honeywood Parkway
Whitfield
Dover
CT16 3QX

Town and Country Planning Act 1990 (As Amended)

APPLICATION NUMBER 24/00982

NOTIFICATION OF REFUSAL OF FULL PLANNING PERMISSION

Proposal: Replacement and extension of first floor balcony with glass balustrade. Erection of second floor balcony and glass balustrade. Replacement windows and doors.


Location: 49 The Strand, Walmer, Kent, CT14 7DX

TAKE NOTICE that Dover District Council, the District Planning Authority, **HAS REFUSED** Full Planning Permission for the proposal in accordance with the application and accompanying plans.

The reasoning underlying such refusal is as follows:-

- 1 The proposed development by virtue of its design, form and the use of non-traditional materials would visually disrupt the architectural form and detailing of the host building which, as it is considered to make a positive contribution to the historic and architectural character and appearance of the Walmer Seafront Conservation Area, would result in harm to its significance. Whilst the harm would be less than substantial, the application fails to provide any clear over-riding public benefits to justify the level of harm. The development would therefore be contrary to policy HE1 and HE2 of the Dover District Local Plan 2040 and paras. 205-208 and 214-215 of the NPPF.

Dated: 10th February 2025

DISTRICT COUNCIL OFFICES WHITE CLIFFS BUSINESS PARK DOVER, KENT CT16 3PJ TEL: (01304) 821199	Signed:  Sarah Platts Head of Planning and Development
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YOUR ATTENTION IS DRAWN TO THE NOTES AND ANY LETTER ACCOMPANYING THIS NOTICE

Appeals to the Secretary of State

- * If you are aggrieved by the decision of the Council to refuse permission for the proposed development, or to grant permission subject to conditions, you may wish to discuss with the Council whether a revised proposal would be likely to succeed; the District Council is likely to charge for such discussions. Otherwise you may appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you wish to appeal, you must do so within 6 months of the date of this notice or within 12 weeks of this date if your application concerned is householder development or minor commercial. Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

- * The Secretary of State has power to allow a longer period for giving notice of an appeal, but he will not be prepared to use this power unless there are extraordinary circumstances which excuse the delay in giving notice of appeal.

- * The Secretary of State need not consider an appeal if it seems to him that the Council could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- * In practice, the Secretary of State does not refuse to consider appeals solely because the Council based its decision on a direction given by him.

Purchase Notices

- * If either the Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- * In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Environmental Statements

- * If you submitted an Environmental Statement, the Local Planning Authority has taken that environmental information into consideration in reaching its decision.

Other Matters

- * Any planning permission or approval granted is confined to permission under the Town and Country Planning Act and the Town and Country Planning (General Development Procedure) Order 2015, and does not negate the need for compliance with any other enactment, bylaw, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be required. This includes the need to apply for Listed Building Consent should the proposal involve the demolition or alteration (internal or external) of, or extension to, a building listed as being of Architectural or Historic Interest, or of any structure built before July 1948 within the curtilage of a listed building, for the total or substantial demolition of any unlisted building if it is situated within a designated conservation area.
- * You are advised particularly to contact the Building Control Officer at the District Council Offices, White Cliffs Business Park, Dover (01304 821199) to ascertain whether permission is necessary under the Building Regulations. Attention is also drawn in particular to the provisions of Section 53 of the County of Kent Act 1981, which may be applicable; the requirements of the Party Wall Etc Act 1996 concerning notifying affected neighbours and the Housing Act 2004 concerning the adequacy of lighting to habitable rooms. Many species of wildlife and their habitat are protected by law.
- * Should any change be required to your proposal, however minor, in connection with other legislation or otherwise, a further planning permission is likely to be required to ensure that the development is authorised.