



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 5th June 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 10th June 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 13th May 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/25/00192 - Neuk, 80 Liverpool Road, Walmer, CT14 7NL**
Erection of a first-floor side extension over existing garage and living room.
- 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/25/00551 - 16 Court Road, Walmer, Deal, Kent, CT14 7RG**
Erection of single storey rear and side extension (Existing side and rear extension to be demolished)
- IV. **DOV/25/00556 - 46 Cornwall Road, Walmer, CT14 7SA**
Certificate of Lawfulness (existing) for the insertion of rooflights to facilitate a loft conversion
- V. **DOV/25/00573 – 152 Downs Road, Walmer, Deal, Kent, CT14 7TF**
Erection of a single storey rear extension and insertion of ground floor side window
- VI. **DOV/25/00579 - 20 Court Road, Walmer, Deal, Kent, CT14 7RG**
Erection of a first floor rear extension
- VII. **DOV/25/00535 - 20 Granville Road, Walmer, CT14 7LS**
Variation of condition 2 (approved plans) of planning permission 23/01324 (Erection of a dwelling with associated parking) to allow clay roof tiles, removal of render/cladding to red brick to elevations, alterations to fenestration and external staircase, installation of solar panels, rear ground floor infil extension and roof changed to parapet.
- VIII. **DOV/25/00531 - 44 The Strand, Walmer, Deal, Kent**
Installation of juliette balcony to side elevation, erection of posts and iron railings with associated works to steps and re-positioning of basement steps. Installation of rear sliding electric gate

IX. **DOV/25/00532 - 44 The Strand, Walmer, Deal, Kent**
Replacement windows

9. DATE OF NEXT MEETING

Tuesday 8th July 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 13th May 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 S Waite-Gleave
Cllr T Bond
Cllr M Simpson

Officers present:

John Miles (Administration Officer)

27. ELECTION OF A CHAIRMAN FOR THE COMMITTEE FOR 2025/2026

Cllr J Murray was the only nomination received.

RESOLVED – To appoint Cllr J Murray as the Chairman of Walmer Town Council Planning Committee for the year 2025/26.

Proposed – Cllr M Simpson

Seconded – Cllr T Bond

For – 6

Against – 0

Abstain – 0

28. ELECTION OF A VICE CHAIRMAN FOR THE COMMITTEE FOR 2025/2026

Cllr M Simpson was the only nomination received.

RESOLVED – To appoint Cllr M Simpson as the Vice Chairman of Walmer Town Council Planning Committee for the year 2025/26.

Proposed – Cllr T Bond

Seconded – Cllr T Grist

For – 6

Against – 0

Abstain – 0

29. APOLOGIES FOR ABSENCE

Cllr Lee offered apologies that were accepted.

30. DECLARATIONS OF INTEREST

None Submitted

31. OPENNESS AND TRANSPARENCY

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

32. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

33. MINUTES OF THE PREVIOUS MEETING

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

Proposed: Cllr R Blackwell

Seconded: Cllr M Simpson

For: 6 Against:0 Abstain: 0

34. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

35. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description
25/00199	3 Meryl Gardens Walmer Deal Kent CT14 7QH	Grant Planning Permission	No Objection	Erection of a two storey side extension and front porch
25/00129	31 Granville Road Walmer Deal Kent CT14 7LQ	Grant Consent	No Objection	Re-pollard back to previous pruning points of two White Poplars the subject of Tree Preservation Order No 1 of 1959.
24/01111	86 Blenheim Road Walmer CT14 7HA	Grant Planning Permission	Objection- Walmer Town Council Objects to this application on the following grounds. i. Loss of light for neighbouring properties ii. Loss of Privacy for neighbouring properties iii. Materials not in keeping with the original and surrounding residences iv. Design not in keeping with the original and surrounding residences v. Overdevelopment of the location	Erection of first floor side/rear extension, single storey rear extension, rear dormer window, insertion of rooflights to front roofslope, alterations to windows and erection of an outbuilding
25/00370	Touchwood Hawksdown Walmer Deal Kent CT14 7PN	Grant Planning Permission	No Objection	Erection of single storey rear and side extension with rooflights. Erection of outbuilding and alterations to existing garage
25/00331	Beach And Beach Hut East Of Boundary Road Wellington Parade Kingsdown Kent	Grant Planning Permission	No Objection	Erection of a beach hut (existing beach hut to be demolished)
25/00238	The George 1A Herschell Road East Walmer Deal CT14 7SQ	Grant Planning Permission	No Objection	Erection of 2 storey rear extension

36. PLANNING APPLICATIONS – NEW

I. **DOV/25/00375- 181 Dover Road, Walmer, CT14 7NB**

Certificate of Lawfulness (existing) for an additional driveway, cladding/render to front elevation, 2 rooflights, insertion of second floor window, glazed door between the garden/utility room and 2 outbuildings.

Resolved – No Objection

Walmer Town Council would like to make the following comment

- i. Walmer Town Council is disappointed that these unauthorised changes from the original application were not picked up by planning enforcement during the last ten years.

Proposed: Cllr T Bond

Seconded: Cllr M Simpson

For: 6 Against:0 Abstain: 0

II. **DOV/25/00400- Crows Nest, 98 Wellington Parade, Walmer, CT14 8AD**

Erection of single storey front extension with entrance and stairs, two storey rear extension, side roof dormer, and raised rear deck and stair from upper to lower ground/garden level. Replacement windows.

Resolved – No Objection

Proposed: Cllr R Blackwell

Seconded: Cllr T Grist

For: 6 Against:0 Abstain: 0

III. **DOV/25/00396- 11 Mongeham Way, Walmer, CT14 7TZ**

Insertion of 2 windows on side elevation

Resolved – No Objection

Proposed: Cllr T Grist

Seconded: Cllr S Waite-Gleave

For: 6 Against:0 Abstain: 0

IV. **DOV/25/00480- 12 Channel Lea, Walmer, CT14 7UG**

2 x Holm Oak (T1 and T3) fell to ground level; Lime (T2) crown reduce by 2-3 metres in height by and by 1-2 metres laterally; Sycamore (T4) fell to ground level, all the subject of Tree Preservation Order No 1 of 1965.

Resolved – Strongly Object- Walmer Town Council Objects to this application on the following grounds.

- i. The trees indicated in the application appear to be healthy.
- ii. Removal of the trees will adversely affect the amenity value of the street.
- iii. No arboricultural evidence has been provided.
- iv. The trees do not seem to be a danger to the house in their current location.
- v. There is no excessive shading as indicated in the application.

Proposed: Cllr S Waite Gleave

Seconded: Cllr R Blackwell

For: 6 Against:0 Abstain: 0

V. **DOV/25/00462- 13 Balfour Road Walmer Deal CT14 7HU**

Erection of a single storey rear extension, insertion of windows to side elevation (existing conservatory demolished)

Resolved – No Objection

Proposed: Cllr M Simpson

Seconded: Cllr T Bond

For: 6 Against:0 Abstain: 0

VI. DOV/25/00436- 44 The Strand Walmer CT14 7DX

Replacement windows, with Juliette balcony to side elevation, erection of posts and iron railings to front with associated works to steps and re-position of basement steps.
Installation of rear sliding electric gate.

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

- i. That the location indicated on the application is not safe for the construction of an annexe for use by elderly family members.

Proposed: Cllr T Bond

Seconded: Cllr S Waite Gleave

For: 5 Against:1 Abstain: 0

VII. DOV/25/00320- 115 Station Road Walmer Deal CT14 9JN

Erection of 30 dwellings with associated access, parking, attenuation pond, public open space, play area, soft and hard landscaping (existing dwelling to be demolished)

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

- i. Lack of accessibility from the area of 115 Station Road to a main arterial road in Walmer i.e. The junction of Dover Road and Station Road.
- ii. Lack of information regarding the draining or rainfall into a designated sustainable fresh water catchment area already in place.

Proposed: Cllr M Simpson

Seconded: Cllr T Bond

For: 6 Against:0 Abstain: 0

37. DATE OF NEXT MEETING

Tuesday 10th June 2025 at 7pm

The meeting closed at 20.00.

Signed Dated