



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 July 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 July 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 June 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/25/00656 - 3 Greenacre Drive, Walmer, Deal, CT14 7UQ**
T1 - Monterey Cypress - fell; T2 - Monterey Cypress - fell, both the subject of Tree Preservation Order No. 1 of 1965.
- II. **DOV/25/00605 - Beach Plot 79 The Strand Walmer Kent CT14 7DY**
Change of use from fishing storage to gallery and insertion of a door to the north elevation.
- III. **DOV/25/00663 - 23 Granville Road, Walmer, Deal, Kent, CT14 7LQ**
Overall crown reduction of 3 metres and crown lift to approximately 5.5 metres of one Sycamore (T1) the subject of Tree Preservation Order No 1 of 1959.
- IV. **DOV/25/00705 – 10 York Road, Walmer, Deal, Kent, CT14 7EA**
Erection of first floor extension over existing ground floor extension.
- V. **DOV/25/00624 - 27 Granville Road Walmer, Deal, Kent, CT14 7LQ**
Crown reduce by 4 metres overall (30%) of a group of 3 Sycamores (G1) crown reduce by 4 metres overall leaving lower growth intact of one Sycamore (T1), all the subject of Tree Preservation Order No 1 of 1959.
- VI. **DOV/25/00742 - 10 Greenacre Drive, Walmer, Deal, CT14 7UQ**
Re-pollard back to previous pruning points of one Horse Chestnut (T1) the subject of Tree Preservation Order No 1 of 1965.

9. DATE OF NEXT MEETING

Tuesday 12th August 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 June 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
Cllr M Simpson

Officers present:

John Miles (Administration Officer)

84. APOLOGIES FOR ABSENCE

Cllrs Lee and Waite Gleave offered apologies that were accepted.

85. DECLARATIONS OF INTEREST

None Submitted

86. OPENNESS AND TRANSPARENCY

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

87. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

88. MINUTES OF THE PREVIOUS MEETING

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

Proposed: Cllr T Bond

Seconded: Cllr M Simpson

For: 5

Against: 0

Abstain: 0

89. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

90. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description
25/00436	44 The Strand, Walmer, CT14 7DX	Withdrawn	Objection- Walmer Town Council Objects to this application on the following grounds. i. That the location indicated on the application is not safe for	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.

			the construction of an annexe for use by elderly family members	Installation of rear sliding electric gate
25/00396	11 Mongeham Way Walmer CT14 7TZ	Grant Planning Permission	No Objection	Insertion of 2 windows on side elevation
25/00225	Sandettie Hawksdown Walmer Deal CT14 7PH	Refuse Consent	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	Crown raise to 5 metres above ground level of two Beech the subject of Tree Preservation Order No. 4 of 1976.
25/00462	13 Balfour Road Walmer Deal CT14 7HU	Grant Planning Permission	No Objection	Erection of a single storey rear extension, insertion of windows to side elevation (existing conservatory demolished)

91. 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.
Resolved – No Objection
Proposed: Cllr M Simpson
Seconded: Cllr T Bond
For: 5 Against: 0 Abstain: 0
- II. **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.
Resolved – No Objection: Walmer Town Council has no objections to the application however Walmer Town Council does wish to request that the conditions imposed by DDC's Planning Committee when granting planning permission for application DOV/23/01324 regarding concerns of overlooking/loss of privacy be retained.
Proposed: Cllr R Blackwell
Seconded: Cllr T Bond
For: 4 Against: 1 Abstain: 0
- III. **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 following grounds.
 - I. The tennis club's own arboriculturist report indicates that the two trees indicated are healthy and with many years of life left in them.
 - II. The applicant has provided no evidence to prove that the trees are damaging surrounding grass areas caused by nutrients and water being 'stolen' by the trees' roots.
 - III. The report also indicates that uprooting the trees would be a drastic change, there and is no cause to fell these trees
 - IV. The loss of the tree will affect the amenity value of the area.

- V. Residents value the trees use as a noise barrier
- VI. Residents value the trees use as pollution protection from nearby roads.
- VII. The trees also help to protect members of the public.
- VIII. 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 commissioned arboricultural report says are healthy and in good condition.

Proposed: Cllr T Grist

Seconded: Cllr R Blackwell

For: 5 Against:0 Abstain: 0

IV. 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)

Resolved – No Objection

Proposed: Cllr T Grist

Seconded: Cllr M Simpson

For: 5 Against:0 Abstain: 0

V. DOV/25/00556 - 46 Cornwall Road, Walmer, CT14 7SA

Certificate of Lawfulness (existing) for the insertion of rooflights to facilitate a loft conversion

Resolved – No Objection

Proposed: Cllr R Blackwell

Seconded: Cllr T Bond

For: 5 Against:0 Abstain: 0

VI. 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

Resolved – No Objection

Proposed: Cllr T Grist

Seconded: Cllr T Bond

For: 5 Against:0 Abstain: 0

VII. DOV/25/00579 - 20 Court Road, Walmer, Deal, Kent, CT14 7RG

Erection of a first floor rear extension

Resolved – No Objection

Proposed: Cllr R Blackwell

Seconded: Cllr M Simpson

For: 5 Against:0 Abstain: 0

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

Resolved – No Objection

Proposed: Cllr M Simpson

Seconded: Cllr T Bond

For: 4 Against:0 Abstain: 1

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

Replacement windows

Resolved – No Objection

Proposed: Cllr M Simpson

Seconded: Cllr T Grist

For: 5

Against: 0

Abstain: 0

92. DATE OF NEXT MEETING

Tuesday 8th July 2025 at 7pm

The meeting closed at 20.15

Signed Dated

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