



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 November 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 11th November 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 7th October 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/25/01066- 26C The Beach Walmer Deal CT14 7HJ**
Erection of a single storey front/side extension and front balcony with railings.
- ii. **DOV/25/01043- 6 York And Albany Close, Walmer, CT14 7RR**
Erection of front porch and external render to front façade
- iii. **DOV/25/01083 - Shoreline House 82 Wellington Parade Walmer Deal Kent CT14 8AB**
Variation of condition 2 (approved plans) of planning permission 24/01159 (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)) to extend basement to 5m, extend driveway ramp and alterations to the fenestration
- iv. **DOV/25/01155- 20 Cavalry Court, Walmer, CT14 7GF**
Replacement door (Retrospective)
- v. **DOV/25/01153- 74 The Strand, Walmer, CT14 7DL**
Erection of a single storey rear/infill extension, insertion of rear dormer window and alterations to porch (existing rear extension demolished)
- vi. **DOV/25/01159- Street Record, North Barracks, Walmer, Kent**
Rolling consent to re-pollard one London Plane (T1), the subject of Tree Preservation Order No 9 of 1998, and located to the west of 25 Trafalgar Drive, by an additional 1 metre below the previous pruning points initially, followed by the re-pollarding back to previous pruning points on four further occasions over a maximum period of fifteen years (one occasion every 3 years). Rolling consent to re-pollard back to previous pruning points of one London Plane (T5), the subject of Tree Preservation Order No 9 of 1998, and located to the north of 1 Coventry Gardens, followed by the re-pollarding back to previous pruning points on four further occasions over a maximum period of fifteen years (one occasion every 3 years).
- vii. **DOV/25/01188- King Charles Court , Lord Warden Avenue, Walmer, CT14 7LD**
T5 False Acacia - crown raise to 6 metres over footpath and highway; T6 Ash - prune back the canopy on the eastern side to previous pruning points; T10 Ash - remove

the north eastern facing limb overhanging the footpath, all the subject of Tree Preservation Order No 1 of 1959.

9. DATE OF NEXT MEETING

Tuesday 9th December 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 7th October 2025 at 7.00pm at Elizabeth House, St Mary's Road, Walmer.

Present: Councillors:

Cllr J Murray (Chair)
Cllr R Blackwell
Cllr S Waite Gleave
Cllr M Simpson
Cllr K Lee

Officers present:

John Miles (Administration Officer)

276. APOLOGIES FOR ABSENCE

Cllrs Grist and Bond offered apologies that were accepted.

277. DECLARATIONS OF INTEREST

Cllr Waite Gleave declared a VAOI regarding DOV/25/01022- Hawksend, Hawksdown Road. Cllr Waite Gleave entered a comment that her mother lives in a residential home that is also owned by the applicants for this building.

278. OPENNESS AND TRANSPARENCY

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

279. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

280. MINUTES OF THE PREVIOUS MEETING

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

Proposed: Cllr S Waite Gleave

Seconded: Cllr K Lee

For: 5

Against:0

Abstain: 0

281. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

282. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description
25/00865	24 Warwick Road Walmer Deal Kent CT14 7JE	Grant Planning Permission	Objection. Walmer Town Council objects to this application for the following reason. 1. The design is not in keeping with the area.	Erection of single storey rear extension, insertion of dormer window to side elevation to facilitate loft conversion and alterations to front bay windows (Existing conservatory and side entrance porch to be demolished)
25/00858	49 The Strand Walmer CT14 7DX	Grant Planning Permission	No Objection	Replacement glass balustrade
25/00763	6 Greenacre Drive Walmer CT14 7UQ	Grant Consent	No Objection. Walmer Town Council has no objections to this application. However Walmer Town Council does wish for the following be taken into account. 1. That the tree works take place outside of birdnesting season. 2. That the last pollarding/tree works to these trees were a minimum of 3 years ago.	Crown reduce by 2-3 metres back to previous points but maintaining growth where possible of one Horse Chestnut (T1), re-pollard one Holm Oak (T2), crown reduction of 2 to 3 metres in height and spread of one Sycamore (T3), all the subject of Tree Preservation Order No. 1 of 1965

283. PLANNING APPLICATIONS – NEW

- I. **DOV/25/00983 - 31 Granville Road Walmer CT14 7LQ**
T1 Silver Birch - to crown reduce by 3m and to crown lift low limbs the subject of Tree Preservation Order No TPO 1 of 1959
Resolved – No Objection
Proposed: Cllr R Blackwell
Seconded: Cllr M Simpson
For: 4 Against:0 Abstain: 1
- II. **DOV/25/00982 - 2 Harvey Avenue Walmer CT14 7DW**
Dismantle and fell T1 - Sycamore - the subject of Tree Preservation Order No 26 of 2023
Resolved – Objection.
Walmer Town Council Objects to this application on the following grounds:
- There has been no evidence provided by an independent arboriculturalist that the felling of this tree is needed.
 - The application indicates that the tree is in good health and therefore would not need to be removed.
 - The tree has a continuing amenity value for the surrounding area.
- Proposed: Cllr M Simpson
Seconded: Cllr S Waite Gleave
For: 5 Against:0 Abstain: 0
- III. **DOV/25/01022 - Hawksend, Hawksdown Road, Walmer, CT14 7PW**
Erection of a single storey front extension (existing conservatory to be demolished).
Resolved – No Objection

Proposed: Cllr M Simpson
 Seconded: Cllr S Waite Gleave
 For: 5 Against:0 Abstain: 0

IV. **DOV/25/01028 - 1 Victoria Place, Halliday Drive, Walmer, CT14 7FH**

Replacement windows (heritage style UPVC)

Resolved – No Objection

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite Gleave

For: 5 Against:0 Abstain: 0

V. **DOV/25/01061 - Church Of The Sacred Heart, Dover Road, Walmer, Kent**

Installation of debris catch netting to the tower of the church to prevent material falling onto the highway.

Resolved – No Objection

Proposed: Cllr M Simpson

Seconded: Cllr K Lee

For: 5 Against:0 Abstain: 0

284. APPEALS

I. **25/00023/S78- 44 The Strand Walmer CT14 7DX**

Noted: The appeal has been noted; due to the unavailability of information, Walmer Town Council are unable to comment at this time.

285. STREET TRADING

I. **Layby, Court Road**

Resolved – Objection.

Walmer Town Council Objects to this application on the following grounds:

1. NPPF Section 8 Paragraph 97- Promoting Healthy and Safe Communities
 Local planning authorities should refuse application for hot food takeaways and fast-food outlets:
 - a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre.
 - b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social behaviour.
2. There is also a special needs school located within easy walking distance of the site but on the other side of the road.
3. There are two bus stops nearby; these are used throughout the day for passengers and during the morning and afternoon by pupils catching buses to and from schools in the local area congregate at this location.
4. This location is adjacent to a busy three-way junction with a blind bend the potential attraction of a food truck to children could encourage them to cross the road near the bend leading to possible danger to pedestrians and schoolchildren.
5. The busy road is in constant use during the day, and such increased crossing over could create danger to foot traffic and vehicles using the road.
6. There are domestic dwellings and nearby fencing that may end up receiving litter from users, this will impact on the daily life of the residents and require increasing rubbish pick up and collection in the area.

Proposed: Cllr J Murray

Seconded: Cllr K Lee

For: 5 Against:0 Abstain: 0

286. DATE OF NEXT MEETING

Tuesday 11th November 2025 at 7pm

The meeting closed at 19:40

Signed Dated

