



**WALMER TOWN COUNCIL**

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

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Tel: 01304 362363

**Dated this day 4<sup>th</sup> September 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 9<sup>th</sup> September 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 12<sup>th</sup> August 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/25/00936 - Pavilion, Walmer Lawn Tennis And Croquet Club, Archery Square, Walmer**  
Variation of condition 2 (approved plans) of planning permission 23/01377 for "Erection of single storey clubhouse with canopy linking to existing changing rooms (existing clubhouse to be replaced) and alterations to materials of existing changing rooms roof" to allow the clubhouse to be extended by 1 m, extension of flat roof canopy, new store building under canopy, path and patio to be omitted, update paving to service clubhouse and changing rooms.
- II. **DOV/25/00929 - 446 Dover Road Walmer CT14 7PD**  
Lateral reduction on road side by 2-3 metres of one Sycamore (T1) and prune back lateral branches overhanging boundary by approximately 2-3 metres of one Sycamore (T4), both the subject of Tree Preservation Order No 2 of 1969.

### **9. DATE OF NEXT MEETING**

Tuesday 7<sup>th</sup> October 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 12<sup>th</sup> August 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)

**184. APOLOGIES FOR ABSENCE**

Cllr Waite-Gleave and Cllr Lee offered apologies that were accepted.

**185. DECLARATIONS OF INTEREST**

None Submitted

**186. OPENNESS AND TRANSPARENCY**

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

**187. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS**

Resolved- Noted

**188. MINUTES OF THE PREVIOUS MEETING**

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

Proposed: Cllr M Simpson

Seconded: Cllr T Bond

For: 5

Against: 0

Abstain: 0

**189. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE**

None Received

**190. PLANNING DECISIONS**

Reference	Site	DDC	WTC	Description
25/00632	44 The Strand Walmer Deal Kent CT14 7DX	Refuse Planning Permission	No Objection	Replacement windows

25/00631	44 The Strand Walmer Deal Kent CT14 7DX	Grant Planning Permission	No Objection	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
25/00579	20 Court Road Walmer Deal CT14 7RG	Grant Planning Permission	No Objection	Erection of a first floor rear extension
25/00573	152 Downs Road Walmer Deal CT14 7TF	Grant Planning Permission	No Objection	Erection of a single storey rear extension and insertion of ground floor side window
25/00535	20 Granville Road Walmer CT14 7LS	Grant Planning Permission	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.	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
25/00400	Crows Nest 98 Wellington Parade Walmer CT14 8AD	Grant Planning Permission	No Objection	Erection of side catslide extension with new entrance, side roof dormer, and raised rear deck and stair from upper to lower ground/garden level. Replacement windows.
25/00131	Walmer Lawn Tennis And Croquet Club Archery Square Walmer CT14 7HP	Refuse Consent	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.	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.

			<p>VII. The trees also help to protect members of the public.</p> <p>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.</p>	
25/00624	27 Granville Road Walmer Deal Kent CT14 7LQ	Refuse Consent	<p>Objection. Walmer Town Council objects to this application on the following grounds.</p> <p>i. Insufficient reasons to overrule the TPO.</p>	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.
25/00656	3 Greenacre Drive Walmer Deal CT14 7UQ	Split Decision	<p>Objection. Walmer Town Council objects to this application on the following grounds.</p> <p>i. No arboricultural report/evidence has been provided to confirm that a tree is dead despite a specific request on the application form from DDC for such evidence.</p> <p>ii. There appears to be no proposal to replace the felled trees.</p>	T1 - Monterey Cypress - fell; T2 - Monterey Cypress - fell, both the subject of Tree Preservation Order No. 1 of 1965.
25/00605	Beach Plot 79 The Strand Walmer Kent CT14 7DY	Grant Planning Permission	<p>Objection. Walmer Town Council objects to this application on the following grounds.</p> <p>i. The use of the building for commercial reasons will not be in keeping with the designated use of the beach area as a recreational facility for members of the public.</p> <p>ii. The application has not been submitted as a retrospective request even though the business appears to already be up and running.</p> <p>iii. A further concern raised at this meeting is that should the door next to the cycle path be modified or used for access or egress its proximity to the adjacent cycle path could become a danger to passing cyclists or pedestrians crossing the path to access the building.</p>	Change of use from fishing storage to gallery and insertion of a door to the north elevation (sui generis use) (retrospective).

**191. PLANNING APPLICATIONS – NEW****I. DOV/25/00763 - 6 Greenacre Drive, Walmer, Deal, CT14 7UQ**

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.

**Resolved** – 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.

Proposed: Cllr M Simpson

Seconded: Cllr R Blackwell

For: 5      Against: 0      Abstain: 0

**II. DOV/25/00800 - Castle Cottage, 30 Wellington Parade, Walmer, Deal, Kent**

Variation of condition 2 (approved plans) of planning permission 24/01206 (Erection of single storey rear extension with erection of a link and roof extension to existing outbuilding and existing roof, along with associated external alterations.) To allow changes to external wall, pitched roof, insertion of rooflights and removal of window

**Resolved** – No Objection.

Proposed: Cllr T Grist

Seconded: Cllr R Blackwell

For: 5      Against: 0      Abstain: 0

**III. DOV/25/00865 - 24 Warwick Road, Walmer, Deal, Kent**

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)

**Resolved** – Objection. Walmer Town Council objects to this application for the following reason.

1. The design is not in keeping with the area.

Proposed: Cllr R Blackwell

Seconded: Cllr T Bond

For: 5      Against: 0      Abstain: 0

**IV. DOV/25/00858 - 49 The Strand, Walmer, Deal, Kent**

Replacement glass balustrade

**Resolved** – No Objection.

Proposed: Cllr T Grist

Seconded: Cllr M Simpson

For: 5      Against: 0      Abstain: 0

**V. DOV/25/00876 - Land Next To Whiteville Lawn Road, Walmer, Deal, Kent**

Variation of condition 2 (approved drawings) of planning permission 21/01606 for (Erection of 2no. detached dwellings (existing outbuildings to be demolished) to allow changes of the roof material from tiles to standing seam

**Resolved** – Objection. Walmer Town Council objects to this application for the following reasons.

1. The design is not in keeping with the area.
2. Overlooking of neighbouring premises.

Proposed: Cllr T Bond

Seconded: Cllr T Grist

For: 5      Against: 0      Abstain: 0



**192. LOCAL PLANNING PROCESS**

To review Dover District Council's Statement of Community Involvement and make any comments in regard to its implementation.

**Resolved** – Walmer Town Council Planning Committee has reviewed the Statement of Community Involvement and has no comment to make.

Proposed: Cllr T Bond

Seconded: Cllr M Simpson

For: 5

Against: 0

Abstain: 0

**193. DATE OF NEXT MEETING**

Tuesday 9<sup>th</sup> September 2025 at 7pm

The meeting closed at 19.40

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Signed ..... Dated .....