



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 October 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 7th October 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 9th September 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/25/00983 - 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
- 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
- III. **DOV/25/01022 - Hawksend, Hawksdown Road, Walmer, CT14 7PW**
Erection of a single storey front extension (existing conservatory to be demolished).
- IV. **DOV/25/01028 - 1 Victoria Place, Halliday Drive, Walmer, CT14 7FH**
Replacement windows (heritage style UPVC)
- 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.

9. APPEALS

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

10. STREET TRADING

- I. **Layby, Court Road**
An application for street trading on a designated consent street.

Attach 3

11. DATE OF NEXT MEETING

Tuesday 11th November 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 9th September 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

Officers present:

John Miles (Administration Officer)

239. APOLOGIES FOR ABSENCE

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

240. DECLARATIONS OF INTEREST

None Submitted.

241. OPENNESS AND TRANSPARENCY

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

242. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

243. MINUTES OF THE PREVIOUS MEETING

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

Proposed: Cllr R Blackwell

Seconded: Cllr T Grist

For: 4

Against:0

Abstain: 0

244. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

245. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description
25/00742	10 Greenacre Drive Walmer CT14 7UQ	Grant Consent	Objection. Walmer Town Council objects to this application on the following grounds. i. Insufficient reasons to overrule the TPO.	Re-pollard back to previous pruning points of one Horse Chestnut (T1) the subject of Tree Preservation Order No 1 of 1965

25/00705	10 York Road Walmer Deal Kent CT14 7EA	Grant Planning Permission	No Objection.	Erection of first floor extension over existing ground floor extension
25/00663	23 Granville Road Walmer Deal Kent CT14 7LQ	Grant Consent	Objection. Walmer Town Council strongly objects to this application because there are insufficient reasons to overrule the Tree Preservation Order.	Overall crown reduction by a maximum of 1.5 metres, crown lift to 5.2 metres over highway and prune back branches to clear utility cables of one Sycamore (T1) the subject of Tree Preservation Order No 1 of 1959 (as amended by email from agent of 25.08.2025).
25/00800	Castle Cottage 30 Wellington Parade Walmer Deal CT14 8AB	Grant Planning Permission	No Objection.	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, roof material and removal of window

246. 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.
Resolved – No Objection
Proposed: Cllr R Blackwell
Seconded: Cllr T Bond
For: 4 Against: 0 Abstain: 0

- 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.
Resolved – Objection: Walmer Town Council objects to this application on the following grounds.
 - i. There is no valid reason why the TPO should be overturned.
Proposed: Cllr T Bond
Seconded: Cllr T Grist
For: 3 Against: 1 Abstain: 0

247. DATE OF NEXT MEETING

Tuesday 7th October 7pm

The meeting closed at 19:15

Signed Dated

DEF



Item: Street Trading layby Court Road.

Date: 02/10/25.

Meeting: October 2025 Planning Committee.

From: Roland Aldred.

An application for street trading consent has been received for the lay-by on Court Road for a unit to sell hot and cold food and drinks during the hours of 07:30 to 17.00 Monday to Friday.



Court Rd



When considering an application the Nation Planning Policy Framework should be considered because it is a material consideration in planning decisions and provides the overarching policy framework for England's planning system. Local planning authorities must take the NPPF into account when preparing their own local plans and making decisions, and street trading can fall under the scope of planning if it involves certain levels of development or impacts on the area.

When considering the economic benefits of additional street trading these must be balanced against the material consideration of effects to the environment of the proposed licence.

NPPF section 8 promoting healthy and safe communities states:

Para 97

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;

or 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

Options

- A) To object based on Paragraph 97 of the NPPF
- B) To put forward no objection or no comment.

Members to decide