



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 23rd December 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 6th January 2026** 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 December 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/25/01291- 25 Herschell Square Deal CT14 7SU**
Erection of a single storey side/rear extension
- ii. **DOV/25/01283- The Berry, 23 Canada Road, Walmer, Deal**
Change of use from public house to residential dwelling, alterations to rear ground floor window/door and erection of cycle/bin store
- iii. **DOV/25/01303- Flat 9, Leelands House, Grams Road, Walmer**
Crown lift to 3 metres and crown reduce by 3 metres overall of 2 Silver Birch (G1) the subject of Tree Preservation Order No 1 of 1965.
- iv. **DOV/25/01311- Pump House, Liverpool Road, Walmer, Kent**
Crown lift to 4 metres above ground level of one Pine (T1) the subject of Tree Preservation Order No 1 of 1959..
- v. **DOV/25/01313- Fairlight, 68 Wellington Parade, Walmer, Deal**
Erection of 2 single-storey rear extensions, rear terrace, new window openings, and boundary parapet wall. Construction of courtyard steps, detached single-storey car port with office, and detached single-storey self-contained annex with detached single storey garage. Creation of a new vehicular access and associated boundary wall
- vi. **DOV/25/01318- Shortwood House, Station Road, Walmer, CT147QR**
Erection of a single storey side extension, replacement windows, outdoor kitchen, fire, log store, and terrace (existing conservatory, shed and greenhouse to be demolished).
- vii. **DOV/25/01344- Castle Cottage, 30 Wellington Parade, Walmer, CT14 8AB**
Erection of single storey rear and side extensions, erection of a link extension to existing outbuilding and associated external alterations

9. TREE APPLICATIONS

- i. Report on received tree works applications.

Attach 3

10. DATE OF NEXT MEETING

10th February 2026 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 December 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 T Grist
Cllr T Bond
Cllr M Simpson

Officers present:

John Miles (Administration Officer)

380. APOLOGIES FOR ABSENCE

Cllr Lee offered apologies that were accepted.

381. DECLARATIONS OF INTEREST

None Received

382. OPENNESS AND TRANSPARENCY

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

383. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

384. 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

385. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

386. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description
25/01083	Shoreline House 82 Wellington Parade Walmer Deal Kent CT14 8AB	Grant Planning Permission	No Objection	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
25/01061	Church Of The Sacred Heart Dover Road Walmer Kent	Grant Listed Building Consent	No Objection	Installation of debris catch netting to the tower of the church to prevent material falling onto the highway.
25/01022	Hawksend Hawksdown Road Walmer CT14 7PW	Grant Planning Permission	No Objection	Erection of a single storey front extension (existing conservatory to be demolished, part retrospective).
25/01066	26C The Beach Walmer Deal CT14 7HJ	Grant Planning Permission	Walmer Town Council supports this application	Erection of a single storey front/side extension and front balcony with railings.
25/01043	6 York And Albany Close Walmer CT14 7RR	Grant Planning Permission	Walmer Town Council supports this application	Erection of front porch and external render to front facade

387. PLANNING APPLICATIONS – NEW**i. DOV/25/01267- The Captains Garden, Victoria Road, Deal, CT14 7DJ**

Erection of timber frame composting shed.

Resolved – No Objection

Proposed: Cllr M Simpson

Seconded: Cllr T Bond

For: 6 Against:0 Abstain: 0

ii. DOV/25/01252- Land On The North West Side Of Liverpool Road Walmer CT14 7PN

Outline application for development up to 75 dwellings, associated landscaping and infrastructure (all matters reserved except access).

Resolved –Objection

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

- i. The Local Plan states “Developments that would generate significant traffic movements must be well related to the primary and secondary road network. Proposals which generate level and types of traffic movements resulting in severe cumulative residual impact in terms of capacity and road safety will not be permitted.”

The transport statement provided, shows the majority of journeys to and from the proposed development will use Grams Road to access the main road network. Grams Road is a minor road which at multiple points narrows to a single track. The junction at Dover Road/Grams Road is a narrow junction with a section of 2-way traffic for approximately 10m before parked cars reduce this to single track.

There is no mitigation planned for this junction, which will lead to issues where blockages spill out on to Dover Road. This will be in opposition to the above policy. In the other direction towards Kingsdown, both Liverpool Road and Glen Road are single track roads with passing points, making it unsuitable for many journeys due to tight conditions, blind corners and single track. When necessary, this road is used as a diversion when the A258 is closed, with a local bus coming through four times a day. There is already a development that has been agreed in Kingsdown on Ringwould Road, this will increase the number of journeys along this road.

- ii. The local plan states: "Development should be designed so that opportunities for sustainable transport modes are maximised and provide for a variety of forms of transport as alternatives to travel by private motorised vehicle."

The proposal increases the provision of safe pedestrian walkways from the development; however, it breaches the principal of the local plan making it difficult for residents to get to local facilities without using a motor vehicle. Travel to local shops and bus stop include a 10-minute walk up a steep hill, a 20-minute walk is required to get to the nearest train station and a 25-minute walk to the nearest primary school. As there is no public transport available from the development it is considered that the residents will use cars to make journeys to the shops or schools.

Currently there are no plans to include a bus stop at the new location and with the current plan indicating at least two cars per house. This means that approximately 70 new vehicles will be using the road, this would mean that most excursions will be by car, which will oppose the policy stated above.

- iii. The local plan seeks to keep green fields between boundaries of individual parishes; this application decreases the boundaries between Walmer and Kingsdown.
- iv. The proposed development includes an area that has a high chance of groundwater flooding, water coming from the Hawksdown development has been known to cause increased water levels during high rainfall.

Proposed: Cllr T Bond

Seconded: Cllr T Grist

For: 6 Against: 0 Abstain: 0

v. DOV/25/01203- 3 James Hall Gardens, Walmer, Deal, Kent

Erection of a front, side and rear single storey extension. Widening of existing driveway (Existing garage and rear extension to be removed).

Resolved – No Objection

Proposed: Cllr T Grist

Seconded: Cllr R Blackwell

For: 6 Against: 0 Abstain: 0

vi. DOV/25/01222 - 29 Ardent Avenue, Walmer, CT14 7UE

Erection of a detached garden room.

Resolved – No Objection

Proposed: Cllr M Simpson

Seconded: Cllr T Bond

For: 6 Against:0 Abstain: 0

vii. DOV/25/01171 - The Walmer Centre, Liverpool Road, Walmer, CT14 7NW

Formation of new vehicular access, widening of driveway and 14 parking Spaces.

Resolved –Objection

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

viii. No information has been made available from KCC Highways

ix. The ecology report for the area needs more clarification due to missing information.

Proposed: Cllr M Simpson

Seconded: Cllr R Blackwell

For: 6 Against:0 Abstain: 0

x. DOV/25/01233 - The Lodge, Hawkshill Camp Road, Walmer, CT14 7PT

Remove the two lowest limbs back to the main stem of one Pine (T1); prune back overhanging limbs to the boundary fence of one Beech (T2), both the subject of Tree Preservation Order No 29 of 2023.

Resolved – Objection

i. There is insufficient information given regarding this application

ii. No Arboriculturalist report has been made

iii. No reason as to why these measures are needed

Proposed: Cllr T Grist

Seconded: Cllr R Blackwell

For: 6 Against:0 Abstain: 0

xi. DOV/25/01235 - Osborne House, Hawksdown, Walmer, Deal

Crown thin by up to 20%, crown lift to 5.2 metres and crown reduce by a maximum of 4 metres of one Beech (T1) the subject of Tree Preservation Order No 4 of 1976.

Resolved –Objection

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

i. The requested pruning may damage to the health of the tree

ii. The tree has an amenity value for the location, including shade and wind protection

iii. There is no evidence to support the proposed work

Proposed: Cllr S Waite Gleave

Seconded: Cllr T Bond

For: 6 Against:0 Abstain: 0

xii. DOV/25/01234 - Formal Gardens And Ruins, Lord Warden Avenue, Walmer

Re-pollard back to previous pruning points one London Plane the subject of Tree Preservation Order No 1 of 1959.

Resolved –Objection

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

i. There is insufficient information given regarding this application.

Proposed: Cllr R Blackwell

Seconded: Cllr T Grist

For: 6 Against:0 Abstain: 0

- i. Report from Friends of Betteshanger on the Betteshanger Country Park, wave pool and hotel development.

Resolved – To request DDC carefully monitors construction to ensuring it follows conditions laid down, also to request WTC to be included as consultees for any future amendments to the planning permissions.

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite Gleave

For: 6 Against:0 Abstain: 0

389. ENERGY EFFICIENCY ON LISTED BUILDINGS AND CONSERVATION AREAS.

Noted: Planning to use the new Historic England Advice on Adapting Historic Buildings for Energy and Carbon Efficiency document.

Resolved – Noted

Proposed: Cllr S Waite Gleave

Seconded: Cllr T Bond

For: 6 Against:0 Abstain: 0

390. DATE OF NEXT MEETING

Tuesday 6th January 2026 at 7pm.



Item: Tree Works Applications

Date: 15/12/25

Meeting: Planning Committee

From: Admin Clerk.

During the last year, the planning committee has received numerous applications for Tree Works, with a number submitted without sufficient evidence for consideration. During the most recent planning meeting in December 2025, two applications regarding tree works on Hawkshill Camp Road and Lord Warden Avenue were received.

Planning applications allow for both transparency and participation in decision making by members of the public. When an application only includes a hand drawn map and no photos, it makes it difficult for anyone to make comments as many will be unable to look at what the applications are for.

The applications for both were minimal, with a single hand drawn image submitted as the only evidence on the planning portal. There were no photos of the tree in question and no arboriculturalist reports, making it difficult to find and to confirm if the trees require the works requested.

Earlier applications were similarly limited in scope, while some photos were submitted, the hand drawn sketches of the locations were equally lacking in necessary information. This would also make it more difficult to find.

According to DDC, a sketch plan is required with:

1. Names of surrounding roads
2. Locations of buildings, house numbers or names.
3. Tree positions- marking only those works are to be carried out on,
4. The approximate distance from the buildings and any other relevant features.

The plans as sent give very little in the way of locations, the tree locations and any other trees surrounding them and the approximate distance as required. Attempts by members of the staff in the office ended with difficulties in finding the exact locations due to lack of photographic imagery and the locations not visible from online mapping website. Also, due to these lacks, it is difficult to know exactly which trees the works are requested for.

According to the forms supplied by DDC, the information required for an application are as follows:

1. Tree species
2. The number used on the sketch plan
3. A description of the proposed works

As with the sketch plan mentioned, there are no corroborating numbers for the trees in the locations provided, the sketch itself was bare bones without proper identification except the type of tree.

Where trees are protected by a Tree Preservation Order you must also provide:

1. Reasons for the work; and where trees are being felled
2. Proposals for planting replacement trees or reasons for not wanting to replant.

As shown, the images do not show enough information to identify which trees have been identified as requiring works, both locations are also unavailable on online mapping sites. Both sets of sketches are by individual tree surgeons that have surveyed these locations and are typical of the sketches that are forwarded by both.

Members to decide on moving forward

