



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 5th March 2026

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 10th March 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 10th February 2026.

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/25/01318- 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).
- ii. **DOV/26/00146- Shoreline House, 82 Wellington Parade, Walmer, CT14 8AB**
Erection of a first-floor front balcony with glass balustrade and replacement first floor windows.
- iii. **DOV/26/00153- 67 The Strand, Walmer, CT14 7DP**
Installation of 2 bay windows.

9. TREE APPLICATIONS

To receive an update on the letter to DDC regarding the lack of information on applications involving Tree Protection Orders.

10. DATE OF NEXT MEETING

7th April 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 10th February 2026 at 7.00pm at Elizabeth House, St Mary's Road, Walmer.

Present: Councillors: Cllr J Murray (Chair)
Cllr R Blackwell
Cllr M Simpson
Cllr S Waite Gleave

Officers present: John Miles (Administration Officer)

470. APOLOGIES FOR ABSENCE

Cllr Lee, Cllr Grist. Cllr Bond and offered apologies that were accepted.

471. DECLARATIONS OF INTEREST

Cllr S Waite Gleave declared a VAOI regarding 8:IV- Land on the north side of Liverpool Road, Walmer. This is due to having recently lived in an area of Kingsdown that may be affected as well as in Upper Walmer which may also be affected.

472. OPENNESS AND TRANSPARENCY

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

473. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

474. MINUTES OF THE PREVIOUS MEETING

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

Proposed: Cllr M Simpson

Seconded: Cllr R Blackwell

For: 4 Against:0 Abstain: 0

475. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

476. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description	Appraisal
25/01311	Pump House, Liverpool Road, Walmer, Kent	Withdrawn	Resolved – Objection Walmer Town Council Objects on the following grounds 2. There is no valid reason for the works as laid out.	Crown lift to 4 metres above ground level of one Pine (T1) the subject of Tree Preservation Order No 1 of 1959.	
25/01291	25 Herschell Square Deal CT14 7SU	Grant Planning Permission	Walmer Town Council supports this application	Erection of a single storey side/rear extension	
25/01234	Formal Gardens And Ruins Lord Warden Avenue Walmer	Grant Consent	Walmer Town Council Objects to this application on the following grounds. i. There is insufficient information given regarding this application. ii. The tree in question is not clearly identified on the location drawing attached to the application.	Re-pollard back to previous pruning points one London Plane the subject of Tree Preservation Order No 1 of 1959.	<p>Collectively the trees within the site are considered to possess high public visual amenity value and provide an important landscape feature in this location.</p> <p>The London Plane is located close to the front/side elevation of Palmerston Court. Records show that it has been managed on a cyclical basis as such its reduction back to previous pollard points is considered acceptable to prevent it from posing a nuisance.</p> <p>With regard to the objections raised by the Town Council, it is not known what further information the applicant could provide in respect of the tree, a visit to the site would clearly show the location of the tree, the extent of its spread and the issues this poses.</p> <p>The proposed works are considered reasonable and</p>

					acceptable and in the interests of good arboricultural practice in order to continue with the cyclical management. It is not considered that the proposed works will impact on the long-term health or form of the tree nor be harmful to the character and appearance of the area.
25/01233	The Lodge Hawkshill Camp Road Walmer CT14 7PT	Refuse Consent	Walmer Town Council Objects to this application on the following grounds. 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	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.	
25/01235	Osborne House Hawksdown Walmer Deal CT14 7PH	Refuse Consent	Walmer Town Council Objects to this application on the following grounds. i. The requested pruning may damage the health of the tree ii. The tree has an amenity value for the location, including shade and wind protection	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.	

			iii. There is no evidence to support the proposed work		
25/01203	3 James Hall Gardens Walmer Deal Kent CT14 7SZ	Grant Planning Permission	No Objection	Erection of a front, side and rear single storey extension. Widening of existing driveway (Existing garage and rear extension to be removed)	
25/01303	Flat 9 Leelands House Grams Road Walmer CT14 7NU	Grant Consent	Walmer Town Council Objects on the following grounds 1. There is no valid reason for the works as laid out in the application.	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.	No Report online
25/01313	Fairlight 68 Wellington Parade Walmer Deal Kent CT14 8AB	Grant Planning Permission	No Objection	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.	
25/01344	Castle Cottage 30 Wellington Parade Walmer CT14 8AB	Grant Planning Permission	No Objection	Erection of single storey rear and side extensions, erection of a link extension to existing outbuilding and associated external alterations	
25/01366	67 Kingsdown Road Walmer CT14 8BL	Grant Planning Permission		Erection of an attached car port	

25/01364	Woodhelven St Clare Road Walmer CT14 7QB	Grant Planning Permission	Erection of a garden outbuilding and raised terrace with retaining structure (part- retrospective)	
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477. PLANNING APPLICATIONS – NEW

Motion to bring application 8:IV to the beginning of the planning application.

Resolved – Application brought forward

Proposed: Cllr S Waite Gleave

Seconded: Cllr M Simpson

For: 4 Against:0 Abstain: 0

i. **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 – Walmer Town Council strongly objects to this application on the following grounds.

1. The original comments from Walmer Town Council from 11th December 2025.

2. A new list of objections is to be uploaded to the planning portal.

Proposed: Cllr M Simpson

Seconded: Cllr R Blackwell

For: 4 Against:0 Abstain: 0

ii. **DOV/25/01381- 4 Apple Tree Gardens, Walmer, CT14 7US**

Erection of gazebo, greenhouse and shed with associated hardstanding.

Resolved – No Objection

Proposed: Cllr S Waite Gleave

Seconded: Cllr R Blackwell

For: 4 Against:0 Abstain: 0

iii. **DOV/25/01364- Woodhelven, St Clare Road, Walmer, CT14 7QB**

Erection of a garden outbuilding and raised terrace with retaining structure (part-retrospective).

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

1. The raised terrace may cause overlooking to neighbouring properties.

Proposed: Cllr M Simpson

Seconded: Cllr S Waite Gleave

For: 4 Against:0 Abstain: 0

iv. **DOV/25/01366- 67 Kingsdown Road, Walmer, CT14 8BL**

Erection of an attached car port.

Resolved – No Objection

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite Gleave

For: 4 Against:0 Abstain: 0

v. **DOV/25/01404- 12 Salisbury Road, Walmer, CT14 7QQ**

Erection of a rear dormer window with Juliette balcony to facilitate a loft conversion.

Resolved – No Objection

Proposed: Cllr R Blackwell

Seconded: Cllr M Simpson

For: 4 Against:0 Abstain: 0

vi. **DOV/25/01349- Land On The West Side Of, Cross Road, Deal, CT14 9LA**

Reserved matters for application for the details of appearance, landscaping, layout and scale, including affordable housing, public open space and landscaping for the erection of 140 dwellings pursuant to Outline Planning Permission 21/01822.

Resolved – Walmer Town Council strongly objects to this application on the following grounds.

1. The layout of the development
2. The scale of the development.

Proposed: Cllr S Waite Gleave

Seconded: Cllr M Simpson

For: 4 Against:0 Abstain: 0

vii. **DOV/25/01371- 12 - 17 Block At Finch Mews Walmer Kent**

Crown reduce back to previous reduction points (by approximately 3 metres) of one Cherry (T1) the subject of Tree Preservation Order No 5 of 1988.

Resolved –Walmer Town Council has No Objection to this application, however it is once again disappointed that there is no Arboriculturist report attached.

Proposed: Cllr R Blackwell

Seconded: Cllr M Simpson

For: 4 Against:0 Abstain: 0

viii. **DOV/26/00021- Pavilion, Walmer Lawn Tennis And Croquet Club, Archery Square, Walmer**

Variation of condition 11 (external lighting) 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 external lighting directed downwards.

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

1. There is no report regarding the quality and brightness of the lighting.
2. There is no information regarding the effect on local residents.

Proposed: Cllr M Simpson

Seconded: Cllr R Blackwell

For: 4 Against:0 Abstain: 0

ix. **DOV/26/00055- 80 Liverpool Road, Walmer, Deal, Kent**

Reduce the south-west facing lateral canopies (only) by no more than 2 metres of two groups of Pines (G1 and G2) the subject of Tree Preservation Order No 9 of 2025.

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

1. The trees have received a TPO within the last twelve months, indicating it is too early for works to be carried out.
2. There is no evidence as to why these works need to be done.
3. There is no valid reason for these works to take place.

Proposed: Cllr S Waite Gleave

Seconded: Cllr M Simpson

For: 4 Against:0 Abstain: 0

x. **DOV/26/00079- Osborne House, Hawksdown, Walmer, CT14 7PH**

Crown thin by up to 20% by removing crossing limbs, poorly formed limbs and secondary minor limbs; crown lift to 5.2 metres above ground level, and crown reduce by a maximum of 2 metres of one Beech (T1) the subject of Tree Preservation Order No 4 of 1976.

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

1. The proposal to crown lift the tree to 5.2m is unreasonable and unnecessary.

Proposed: Cllr M Simpson

Seconded: Cllr S Waite-Gleave
For: 4 Against:0 Abstain: 0

- xi. **DOV/26/00077- Fairlight, 68 Wellington Parade, Walmer, Deal**
Erection of detached single storey dwelling and garage (self build).
Resolved – Walmer Town Council Objects to this application on the following grounds.
1. That the construction is out of keeping with the surrounding area.
Proposed: Cllr R Blackwell
Seconded: Cllr S Waite Gleave
For: 2 Against:0 Abstain: 2

- xii. **DOV/26/00113- Grangewood, 103 Kingsdown Road, Walmer, Deal**
Erection of two storey side extension, single storey front extension with first floor balcony and rear balcony (Existing single storey side and front extension and porch to be demolished).
Resolved – No Objection
Proposed: Cllr R Blackwell
Seconded: M Simpson
For: 4 Against:0 Abstain: 0

- xiii. **DOV/26/00085- 46 Cornwall Road, Walmer, CT14 7SA**
Change of use of residential lounge room to hair salon.
Resolved – Walmer Town Council Objects to this application on the following grounds.
1. That there is inaccurate information regarding the application as it has not been indicated as retrospective.
2. Application says that no building work has been started, but the salon has already been opened and any works may have already been completed.
Proposed: Cllr M Simpson
Seconded: Cllr S Waite Gleave
For: 4 Against:0 Abstain: 0

478. DATE OF NEXT MEETING
Tuesday 10th March 2026 at 7pm.

The meeting closed at 20:30

Signed Dated