



**WALMER TOWN COUNCIL**

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

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Tel: 01304 362363

Dated this day 31<sup>st</sup> 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 7<sup>th</sup> April 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 10<sup>th</sup> March 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/26/00125- 5 Church Street, Walmer, Deal, CT14 7RX.**  
Replacement rear chimney, repairs and associated works.
- ii. **DOV/26/00126- 5 Church Street, Walmer, Deal, CT14 7RX.**  
Demolition of existing and erection of new chimney including remedial repairs.
- iii. **DOV/26/00195- 24 Trafalgar Drive Walmer Deal CT14 7FL.**  
Rolling consent to re-pollard one London plane (T1) the subject of Tree Preservation Order No 9 of 1998 to be undertaken once every 2 years for a maximum period of 10 years.
- iv. **DOV/25/01140- Beach Plot 22, The Strand, Walmer, Kent.**  
Certificate of Lawfulness (Existing) for continued use as a small boat hut and storage.
- v. **DOV/26/00204- Heatherstone House Hawksdown Walmer Deal Kent CT14 7PN.**  
Variation of condition 2 (approved plans) and removal of condition 4 (restricted use) of planning permission 24/01338 for "Erection of two storey front and first floor rear extension including balconies/glass balustrades, single storey side extensions, front porch, wrap around raised terrace to include swimming pool, outbuilding/gym and associated external alterations (existing front porch to be demolished)" to allow amended designs and remove condition 4 as no longer relevant.
- vi. **DOV/25/01171- Meadowside Respite Centre Liverpool Road Walmer Deal Kent CT14 7NN.**  
Formation of new vehicular access, widening of driveway and 14 parking spaces.
- vii. **DOV/26/00116- 9 Dover Road, Walmer, CT14 7HR.**  
Certificate of Lawfulness (existing) for use as a dwelling house.
- viii. **DOV/26/00030- 10 York And Albany Close, Walmer, CT14 7RR.**  
Fell to ground level one Acer (Norway Maple) the subject of Tree Preservation Order No 10 of 2009.

- ix. **DOV/26/00270- Shortwood House, Station Road, Walmer, CT14 7QR.**  
Erection of an outbuilding for ancillary use.
- x. **DOV/26/00080- Land South Of Coastal View Beach Huts, Promenade, Walmer**  
Installation of a beach sauna unit, changing room, office, storage unit, 4 planters and 3 picnic table and chairs.
- xi. **DOV/26/00274- 2 Greenacre Drive, Walmer, CT14 7UQ.**  
Re-pollard to previous pollard points one Holm Oak (T1) the subject of Tree Preservation Order No 1 of 1965.
- xii. **DOV/26/00183- 5 Church Street, Walmer, Deal, CT14 7RX.**  
Replace 1no cast iron fireplace insert with wood burning stove to ground floor reception room. Replace 1no fireplace insert and surround to first floor bedroom with relocated cast iron fireplace and new timber fire surround.

## **9. PLANNING ENFORCEMENT**

- i. **Land Opposite 423 to 459 Dover Road, Walmer.** Attach 3  
To discuss residents communication regarding the condition of the trees at the land opposite 423-459 Dover Road.

## **10. DELEGATED AUTHORITY**

Attach 4

- i. To delegate authority to the Town Clerk for applications not given an extension.

## **11. DATE OF NEXT MEETING**

5<sup>th</sup> May 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 10<sup>th</sup> 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:**

Cllr T Grist

John Miles (Administration Officer)

**523. APOLOGIES FOR ABSENCE**

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

**524. DECLARATIONS OF INTEREST**

None Received

**525. OPENNESS AND TRANSPARENCY**

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

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

Resolved- Noted

**527. MINUTES OF THE PREVIOUS MEETING**

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

Proposed: Cllr M Simpson

Seconded: Cllr S Waite-Gleave

For: 4            Against:0            Abstain: 1

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

None Received

## 529. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description	Appraisal
25/01404	12 Salisbury Road Walmer CT14 7QQ	Grant Planning Permission	No Objection	Erection of a rear dormer window with Juliette balcony to facilitate a loft conversion	
25/01381	4 Apple Tree Gardens Walmer CT14 7US	Grant Planning Permission	Unable to post a comment before deadline.	Erection of gazebo, greenhouse and shed with associated hardstanding	
25/01366	67 Kingsdown Road Walmer CT14 8BL	Grant Planning Permission	Unable to post a comment before deadline.	Erection of an attached car port	
25/01364	Woodhelven St Clare Road Walmer CT14 7QB	Grant Planning Permission	Unable to post a comment before deadline.	Erection of a garden outbuilding and raised terrace with retaining structure (part-retrospective)	
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	
25/01313	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.	
24/00240	45 Cornwall Road Walmer CT14 7SB	Grant Consent	No Objection	Display of 3 externally illuminated fascia signs (retrospective)	
24/00239	45 Cornwall Road Walmer CT14 7SB	Refuse Planning Permission	No Objection	Insertion of 4no. roller shutters and 2no. condenser units (retrospective)	The air conditioning units, by virtue of their size, number, design, colour and prominent location, represent visual clutter and an obtrusive and incongruous form of development, out of character with the appearance of the building and harmful to the street scene and the visual amenity of the area contrary to

					<p>policies SP2, PM1 and R4 of the Dover District Council Local Plan 2024, and paragraph 135 of the NPPF.</p>
25/01303	<p>Flat 9 Leelands House Grams Road Walmer CT14 7NU</p>	<p>Grant Consent</p>	<p><b>Objection</b></p> <p>Walmer Town Council Objects on the following grounds</p> <p>1. There is no valid reason for the works as laid out in the application.</p>	<p>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.</p>	<p>The trees make some contribution to the amenities of this suburban location. It is not clear whether they would have been present when the 1965 Order was made but for the benefit of doubt it is assumed that they were and as such the proposal has been assessed as works to protected trees.</p> <p>The Birch trees are located close to the detached garage building in a relatively confined location and appears to have been reduced previously to prevent them from outgrowing their location and posing a nuisance or an obstruction. As such the proposed reduction is considered reasonable and acceptable and in line with good arboricultural practice to achieve the above aims.</p> <p>It is not considered that the proposed work will impact on the long-term health or form of the trees nor is it likely to be harmful to the amenities of the TPO and the surrounding area.</p> <p>With regards to the objection raised by the Town Council, it is not clear what further information is required to justify such works which have clearly been undertaken previously, and it would not be reasonable to request further information to support work that forms part of the cyclical management of the trees, therefore the objection has not been considered on this occasion.</p>

**530. 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).

**Resolved – No Objection**

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite-Gleave

For: 5                      Against:0                      Abstain: 0

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.

**Resolved – No Objection**

Proposed: Cllr T Grist

Seconded: Cllr M Simpson

For: 5                      Against:0                      Abstain: 0

iii. **DOV/26/00153- 67 The Strand, Walmer, CT14 7DP**

Installation of 2 bay windows.

**Resolved – No Objection**

Proposed: Cllr R Blackwell

Seconded: Cllr M Simpson

For: 5                      Against:0                      Abstain: 0

**531. TREE APPLICATIONS**

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

**Resolved – That a letter regarding the committee’s disappointment about a lack of response be sent to the recipients of the original correspondence.**

Proposed: Cllr T Grist

Seconded: Cllr R Blackwell

For: 5                      Against:0                      Abstain: 0

**532. DATE OF NEXT MEETING**

Tuesday 7<sup>th</sup> April 2026 at 7pm.

The meeting closed at 19:20

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



**Item: Land Opposite 423 to 459 Dover Road, Walmer**

**Date: 26/03/26**

**Meeting: Planning**

**From: Admin Clerk**

Several councils in the areas have received a complaint regarding the state of recently planted trees at the Wellington Paddocks development on the land opposite 423 to 459 Dover Road. Originally reported to DDC as a breach of planning control; the complaint identified that numerous trees have died in the time since they were planted at the new development. A survey authorised by DDC identified eight trees that are no longer viable and would be replaced at the end of the planting season.

Further information in the complaint indicated that this was one of several times that developers have failed to properly comply with S106 tree planting agreements. Others include new build states and supermarkets throughout Walmer and Deal. The complainant was informed that Wellington Paddocks is not a part of Walmer but is instead part of the Ringwould with Kingsdown Area.



Item: Delegated Authority  
Date: 31/03/26  
Meeting: April 2026 Planning Committee  
From: Roland Aldred

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Due to the easter bank holidays it has been necessary to send out the agenda for the Planning meeting earlier than is normally required. This means there is a possibility that Walmer Town Council may not be able to get the required extensions to respond to all the planning applications received at the next meeting of the Planning Committee.

This is only a may as should there be no applications received immediately after the agenda has been issued then any applications will fall within the time limit to be dealt with at the next Planning Committee meeting. In this event there are no applications that we are unable to respond to in the next Planning Committee, this item can be put aside.

Members will be made aware of any applications that have been received but we are unable to get the required extension at the meeting.

This gives the members three options on how to deal with these:

1. To call an extraordinary meeting to deal with any applications that come through and we are unable to get an extension on to deal with at the next planning meeting.
2. To delegate to the Clerk to respond to any applications received in the time frame. The Clerk would ask all members of the Planning Committee for views on these applications by e-mail and use these views to formulate a response to the application.
3. To take these at the next meeting and any comments will be late and may not be considered when Dover District Council make their decision on the application.

#### **Recommendation**

To take up option 2. This allows members to comment on applications and Walmer Town Council to respond in a timely manner to be considered by Dover District Council in the event that members feel strongly or there is a major application, any two members or the Chairman may call an extraordinary meeting to decide an application if members do wish to decide a specific application at a meeting.

*Members to decide*