



WALMER TOWN COUNCIL

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

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Tel: 01304 362363

Dated this day 4th June 2026

To Councillors: Cllr M Simpson, Cllr J Murray, Cllr K Lee, Cllr S Waite-Gleave, 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 9th June 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. ELECTION OF A CHAIRMAN FOR THE COMMITTEE FOR 2026/2027**
- 2. ELECTION OF A VICE CHAIRMAN FOR THE COMMITTEE FOR 2026/2027**
- 3. APOLOGIES FOR ABSENCE**
- 4. 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.

5. 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.

6. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS Attach 1

7. MINUTES OF THE PREVIOUS MEETING

To approve the minutes of the meeting held on 5th May 2026.

Attach 2

8. MATTERS ARISING FROM MINUTES NOT COVERED ELSEWHERE

9. PLANNING DECISIONS

To receive a report on decisions received from DDC.

10. PLANNING APPLICATIONS – NEW

- i. **DOV/26/00137- The Belfry, Hawksdown, Walmer, CT14 7PH**
Erection of two storey side extension.
- ii. **DOV/26/00149- 34 Admiralty Mews, The Strand, Walmer, CT14 7AZ**
Conversion of attic space to playroom & storage to incl installation of new staircase from 1st to attic floor, infill first floor landing cupboard access and insert door opening into bed 2. External works incl insertion of rooflights to front & rear roof slopes.
- iii. **DOV/26/00387- 34 Admiralty Mews, The Strand, Walmer, CT14 7AZ**
Insertion of 2 rooflights to front and rear roof slopes.
- iv. **DOV/26/00408- Winthorpe House, Kingsdown Road, Walmer, CT14 7LL**
Erection of a two-storey side extension, front and rear dormer windows, inverted Front dormer with Juliette balcony, replacement roof to existing single storey extension, alterations to doors/windows, and attached single storey "greenhouse" (existing conservatory to be demolished).
- v. **DOV/26/00422- 18 Salisbury Road, Walmer, CT14 7QQ**
Erection of a single storey rear extension, raised decking, steps with glass balustrade and insertion of window to side elevation (partial demolition of garage/storeroom).
- vi. **DOV/26/00293- Flat 1, Benmore, 20 Marine Road, Walmer**
Replacement of windows and entrance door.
- vii. **DOV/26/00418- 27 Dover Road, Walmer, Deal, Kent**
Erection of single and two storey rear extensions with rear balcony, ancillary

outbuilding and replacement open porch with acoustic fencing to front and alterations to site entrance.

- viii. **DOV/26/00453- Heatherstone House, Hawksdown, Walmer, CT14 7PN**
Erection of two storey front and rear extensions including balconies/glass balustrades, single storey side extension, front porch, wrap around raised terrace, single storey front/side swimming pool/gym housing, rear dormer window with 7 rooflights to facilitate a loft conversion, external/internal alterations (existing front porch to be demolished).
- ix. **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.
- x. **DOV/26/00459- Osborne House, Hawksdown, Walmer, CT14 7PH**
Cut back canopy to boundary by up to 2 metres of two Beech the subject of Tree Preservation Order No 4 of 1976.
- xi. **DOV/26/00500- 7 Trafalgar Drive, Walmer, CT14 7FL**
Erection of a single storey rear extension and outbuilding for storage (existing conservatory to be demolished).
- xii. **DOV/26/00501- 1 Alderden Cottage, Hawksdown Road, Walmer, CT14 7PW**
To crown reduce 1 x Horse Chestnut by approximately 4 metres in overall height and reduce the lateral branch spread by approximately 3 metres. Tree Preservation Order 6 of 2008.

11. DATE OF NEXT MEETING

7th July 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 5th May 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
- Cllr T Grist
- Cllr T Bond

Officers present:

- John Miles (Administration Officer)
- Roland Aldred (Town Clerk)

629. ELECTION OF A CHAIRMAN FOR THE COMMITTEE FOR 2026/2027

Resolved – Postponed until June meeting

Proposed: Cllr T Bond

Seconded: Cllr S Waite Gleave

For: 6 Against:0 Abstain: 0

630. ELECTION OF A VICE CHAIRMAN FOR THE COMMITTEE FOR 2026/2027

Resolved – Postponed until June meeting

Proposed: Cllr T Bond

Seconded: Cllr S Waite Gleave

For: 6 Against:0 Abstain: 0

631. APOLOGIES FOR ABSENCE

Cllr Lee offered apologies that were accepted.

632. DECLARATIONS OF INTEREST

None Received

633. OPENNESS AND TRANSPARENCY

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

634. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

635. MINUTES OF THE PREVIOUS MEETING

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

Proposed: Cllr R Blackwell

Seconded: Cllr T Bond

For: 6

Against: 0

Abstain: 0

636. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

637. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description	
26/00195	24 Trafalgar Drive Walmer Deal CT14 7FL	Grant Consent	Walmer Town Council objects to this application on the following grounds 1. That rolling pollarding every two years is too frequent and that proof that the works are needed is required before work begins.	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.	Pollarding is a recognized arboricultural management technique for London Plane. Returning the tree to previous pollard points is considered acceptable and consistent with good arboricultural practice The proposed works are therefore considered routine maintenance provided they are undertaken in accordance with BS Tree Work Recommendations.
26/00146	Shoreline House 82 Wellington Parade Walmer CT14 8AB	Grant Planning Permission	No Objection	Erection of a first floor front balcony with glass balustrade and replacement first floor windows	
26/00126	5 Church Street Walmer Deal CT14 7RX	Grant Listed Building Consent	No Objection	Demolition of existing and erection of new chimney including remedial repairs	
26/00125	5 Church Street Walmer Deal CT14 7RX	Grant Planning Permission	No Objection	Replacement rear chimney, repairs and associated works	
26/00085	46 Cornwall Road Walmer CT14 7SA	Grant Planning Permission	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	Change of use of residential lounge room to hair salon	The proposal represents a small-scale home business within the settlement confines which would not result in any material harm to the character and appearance of the host dwelling or the surrounding area nor would it harm the amenities of the occupiers of the neighbouring properties and the host property. No harm to highway safety has been identified and the use has also been operated

			<p>indicated as retrospective.</p> <p>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.</p>		<p>previously from the site with no concerns raised. Accordingly, the development complies with policies PM1, E3, and TI1 of the Dover District Local Plan and the relevant provisions of the NPPF.</p>
26/00030	<p>10 York And Albany Close Walmer CT14 7RR</p>	Grant Consent	<p>Walmer Town Council objects to this application on the following grounds .</p> <p>1. There is no independent arboricultural report as requested by DDC or other evidence to support the application.</p> <p>2. On inspection the tree appears to still be healthy</p>	<p>Fell to ground level one Acer (Norway Maple) the subject of Tree Preservation Order No 10 of 2009.</p>	<p>On balance, the tree's declining condition, structural concerns, and its location within a high-use residential setting justify its removal on safety grounds. The loss of amenity is acknowledged but is outweighed by the need to address foreseeable risk.</p> <p>The proposed replacement planting is welcomed and will assist in mitigating the long-term impact on local tree cover and amenity.</p>
25/01171	<p>Meadowside Respite Centre Liverpool Road Walmer Deal Kent CT14 7NN</p>	Refuse Planning Permission	<p>No Comment.</p> <p>1. While we welcome the several reports that have been provided by KCC, DDC's tree warden and others, they raise more questions than answers. Questions which still need to be answered.</p>	<p>Formation of new vehicular access, widening of driveway and 14 parking spaces</p>	

638. PLANNING APPLICATIONS – NEW

- i. **DOV/26/00031- Former Royal Marines , South Barracks, Canada Road, Walmer**
Erection of bollards, footpath crossovers, paved footpath, replacement roof to rifle range building and installation of pétanque court.

Resolved – Objection

Walmer Town Council objects on the following grounds:

1. That the damage to the local Heritage outweighs the potential benefit of the pétanque court.

Proposed: Cllr T Grist

Seconded: Cllr M Simpson

For:6 Against:0 Abstain: 0

- ii. **DOV/26/00284- 169 Dover Road Walmer CT14 7NB**
Erection of a single storey side/rear extension to create an annex and two storey side extension (existing garage to be demolished).

Resolved – No Objection.

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite Gleave

For: 6 Against:0 Abstain: 0

- iii. **DOV/26/00292- 6 Apple Tree Gardens, Walmer, CT14 7US**
Erection of shed and extend patio.

Resolved – No Objection.

Proposed: Cllr S Waite Gleave

Seconded: Cllr M Simpson

For: 6 Against:0 Abstain: 0

- iv. **DOV/26/00309- 1 Apple Tree Gardens, Walmer, CT14 7US,**
Erection of single storey garage extension.

Resolved – No Objection.

Proposed: Cllr S Waite Gleave

Seconded: Cllr R Blackwell

For: 6 Against:0 Abstain: 0

- v. **DOV/26/00294- 14 Ardent Avenue Walmer CT14 7UE**
Erection of single storey rear extension.

Resolved – No Objection.

- i. Walmer Town Council does not object to this planning application however it suggests the inclusion of a planning condition as laid out below.

- i. That work does not begin on the extension until the local nesting birds have migrated as laid down in the Wildlife and Countryside Act 1981.

Proposed: Cllr M Simpson

Seconded: Cllr T Grist

For: 6 Against:0 Abstain: 0

- vi. **DOV/26/00077- Fairlight 68 Wellington Parade Walmer Deal Kent CT14 8AB**
Erection of detached single storey dwelling and garage (self build).

Resolved –Objection

- I. Walmer Town Council objects on the previous grounds of the construction being out of keeping with the surrounding area.

- II. The Council supports the comments from KCC Highways.

Proposed: Cllr R Blackwell

Seconded: Cllr T Grist

For: 5

Against:1

Abstain: 0

vii. **DOV/26/00267- The Church Of Jesus Christ Of Latter-day Saints, Gothic Close, Walmer, CT14 7TS**

T196- Field maple-fell to ground level, T198-Sycamore-crown reduce by 3 metres, T192-Sycamore-crown lift to 3 metres over highway footpath, all the subject of Tree Preservation Order NO 14 of 1976.

Resolved – No Objection.

Proposed: Cllr R Blackwell

Seconded: Cllr M Simpson

For: 5

Against:1

Abstain: 0

viii. **DOV/26/00338- Belgrave Court, 2 - 3 The Beach, Walmer, CT14 7HE**

Replacement of the window to front elevation.

Resolved – No Objection.

Proposed: Cllr T Grist

Seconded: Cllr M Simpson

For: 6

Against:0

Abstain: 0

ix. **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

Resolved – Objection. To resubmit the original objections with the addition of the following:

1. Walmer Town Council has no objection in principle to the installation of a sauna or similar community amenity on the beachfront.
2. However we do have concerns over the current design, including the colours to be used within what is a conservation area and have therefore submitted the following objections which relate specifically to these elements of the application.

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

1. The containers are not in keeping in design and colour within the conservation area.
2. The design is contrary to the current NPPF and Local Plan.
3. There is no ecological study for a construction of this nature.

Summary of concerns:

This proposal if approved in its present form would result in an overbearing and dominant form of development on a shingle beach forming part of Walmer Seafront Conservation area.

The design and orientation of the units would distort the character and appearance of the Walmer Seafront Conservation Area.

Policy PM1 requires all development to achieve high quality design and makes clear that development which is not well designed will not be supported. This proposal is for two large units together some 10m in length with their long side elevations facing the shoreline and obscuring views to the sea.

Policy SP15 This application is incomplete and does not comply with Policy SP15 which seeks to protect and conserve the district's heritage assets in a manner that is appropriate to their significance. This requires decision-makers to identify and assess significance and take this into account to avoid or minimise conflict with conservation areas.

Policy HE2 provides that development will be supported only where it preserves or enhances the conservation area's special character and appearance. The proposal for the units to be coloured black which means that they resemble black shipping containers with maximum, detrimental visual impact. They are also out of keeping with all the existing beach huts which are painted white to reduce their impact on the open skies and natural shingle beach scene.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to preserving or enhancing conservation area character. Identified heritage harm must be given considerable importance and weight, not treated as marginal.

Policy WDS7 in the Walmer Design Statement says: Development in Walmer should respect the SNCI, Undeveloped Coast and Lower Walmer Conservation Area designations along the coastline of the parish. **No development or planting should be permitted that would obstruct or restrict the open character of the Walmer seafront.**

The submitted application is incomplete:

The Local Plan expects supporting material, including the Planning and Heritage Statements, to demonstrate how proposals respond to adopted design policies and associated guidance, including relevant Conservation Area Appraisals, the Kent Design Guide SPD, and The Walmer Design Statement. This supports the NPPF's emphasis that correct, proportionate information is crucial to good decision-making.

The Planning Statement fails to address key issues including.

- Water storage.
- Noise pollution.
- Advertising boards attached to the units.
- Waste and recycling facilities.
- Heating: Proposals for the storage and disposal of the necessary combustible materials for a proposed 'wood burning sauna stove.
- Landscape: There is no landscape character assessment.
- Ecology and Biodiversity: There is no preliminary ecological appraisal.

Proposed: Cllr T Grist

Seconded: Cllr M Simpson

For: 5

Against:1

Abstain: 0

639. AFFORDABLE HOUSING PLANNING DOCUMENT

- i. To discuss the new Draft Affordable Housing Supplementary Planning Document from DDC.

Resolved – Noted

Proposed: Cllr J Murray

Seconded: Cllr M Simpson

For: 6

Against:0

Abstain: 0

640. DATE OF NEXT MEETING

Tuesday 9th June 2026 at 7pm.

The meeting closed at 20:30

Signed Dated