



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 30th July 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 4th August 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 7th July 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/26/00462- 49 The Strand, Walmer, CT14 7DX,**
Variation of condition 3 (details of balustrade) of planning permission 25/00858
to allow changes to the balustrade

9. TPO APPLICATIONS

- i. To discuss DDC reply regarding WTC letter about TPO applications.

10. DATE OF NEXT MEETING

8th September 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 6th July 2026 at 7.00pm at Elizabeth House, St Mary's Road, Walmer.

Present: Councillors:

Cllr J Murray (Chair)

Cllr T Bond

Cllr R Blackwell

Cllr K Lee

Cllr S Waite Gleave

Officers present:

John Miles (Administration Officer)

Roland Aldred (Town Clerk)

143. APOLOGIES FOR ABSENCE

Cllr Simpson offered apologies that were accepted.

144. DECLARATIONS OF INTEREST

None Received

145. OPENNESS AND TRANSPARENCY

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

146. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

147. 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: 5

Against:0

Abstain: 0

148. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

149. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description
26/00338	Belgrave Court 2 - 3 The Beach Walmer CT14 7HE	Grant Planning Permission	No Objection	Replacement of the window to front elevation
26/00137	The Belfry Hawksdown Walmer CT14 7PH	Grant Planning Permission	No Objection	Erection of two storey side extension.
26/00422	18 Salisbury Road Walmer CT14 7QQ	Grant Planning Permission	No Objection	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)
26/00418	27 Dover Road Walmer Deal CT14 7HR	Grant Planning Permission	No Objection	Erection of single storey rear extensions with first floor rear balcony, ancillary outbuilding and replacement open porch with acoustic fencing to front and alterations to site entrance

150. PLANNING APPLICATIONS – NEW**i. KCC/DO/0017/2026- The Beacon Satellite, Salisbury Road, Walmer, Deal, Kent CT14 7QJ**

Section 73 application to amend Condition 2 of planning permission DO/22/1591 to create a dedicated access footway separated from The Beacon's site by a weldmesh fence. This will also include the reinstatement of the pedestrian access gate to the right-hand side of the main entrance and installation.

Resolved – No Objection

Proposed: Cllr T Bond

Seconded: Cllr K Lee

For: 5 Against:0 Abstain: 0

ii. DOV/26/00526- Rosetta, 58 Wellington Parade, Walmer, Deal

The demolition of an existing house and garage/outbuilding to be replaced by the construction of a new two/three storey detached single dwelling house with associated parking and external hard landscaping works.

Resolved – Walmer Town Council supports this application.

Proposed: Cllr R Blackwell

Seconded: Cllr T Bond

For: 5 Against:0 Abstain: 0

iii. DOV/26/00532- Downs Sailing Club, The Strand, Walmer, CT14 7DY

Replacement windows/doors and new cladding to the "Lookout" at Downs Sailing Club

Resolved – Walmer Town Council supports this application.

Proposed: Cllr T Bond

Seconded: Cllr T Lee

For: 5 Against:0 Abstain: 0

iv. DOV/26/00581- Guildford Lodge, Grams Road, Walmer, CT14 7PU

Fell 1x T1 Beech subject of TPO no 1 of 1967

Resolved – Objection

Walmer Town Council objects to this planning application for the following reasons.

- a. There is no independent arboricultural diagnosis leading to insufficient information regarding the alleged ill health of the tree.

- b. The current location of the tree adds to the amenity of the location.
Proposed: Cllr S Waite Gleave
Seconded: R Blackwell
For: 5 Against:0 Abstain: 0

151. DATE OF NEXT MEETING

4th August 2026 at 7pm.

The meeting closed at 19:40

Signed Dated

Reply to TPO letter

Dear Cllr Murray,

Sincere apologies for the long delay in responding to your message. I was on sick leave for a few months, and your chaser email arrived while I was away.

Thank you for your letter dated 19th January 2026, in which you raise several concerns about applications for works to protected trees. I am responding on behalf of the Council because TPOs are determined within my service area. You refer to various applications without referencing their code numbers, but I believe we have identified the relevant cases.

Your letter states that the use of hand-drawn plans does not meet DDC's requirements. TPO applications are validated according to national guidelines, which are less stringent than DDC's planning application validation guidelines. A copy of the guidance is attached for your reference; they specify that a sketch plan showing boundaries and adjoining properties is acceptable, and the plan does not have to be to scale. The plans attached to your letter (25/01233 at Hawkshill Camp and 25/01235 at Osborne House) meet these requirements. Please note, if WTC's Planning Committee is unable to identify trees referenced within validated TPO applications, the Tree and Horticulture Officer would be happy to provide additional information. The best way to ensure that you receive the information you need is to quote the application reference number.

National guidance does not require photographs to be submitted unless they are necessary for the specific application. As explained in the submitted documentation, the Hawkshill Camp application (25/01233) comprised a request to remove rubbing, over extended branches. The Tree and Horticulture Officer was satisfied that the level of information submitted clearly explained the purpose of the application. As stated in the delegated report, this application was refused because the proposed work was deemed to be excessive. Again, the officer would be happy to discuss details of any application with WTC, should they raise concerns.

A TPO application must provide evidence to support the proposed works, and the applicant must describe the extent of the proposed works. Typically, an application for re-pollarding does not require a condition report because once a tree has been pollarded, it will require periodic re-pollarding as part of its cyclical management. A condition report would only be required if there is a structural issue, which was not the case for the tree at Lord Warden Avenue (25/01234). This application was permitted

Your letter raised concerns that DDC could inadvertently allow perfect healthy protected trees to be lost, due to perceived deficiencies in validation requirements. This is not the case because we undertake a site to assess every tree that is the subject of an application before determining whether the proposal is acceptable. You also question whether reports by tree surgeons can provide evidence to support applications; in our experience most tree surgeons have recognised qualifications, experience and expertise in tree management and are therefore competent to write such reports.

Dover District Council welcomes input from Town and Parish Councils when determining TPO applications because that enables us to work together in protecting significant trees, using the legislation available to us. You will recall that the Tree and Horticulture Officer attended a meeting of Walmer Town Council's Planning Committee in February of 2025 to discuss DDC's procedures and the way in which we assess applications. There have been no changes to the legislation, or our approach, since that time.

Best wishes