



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 3rd September 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 8th September 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

- i. To approve the minutes of the meeting held on 4th August 2026. Attach 2
- ii. To agree to correct the date from the July meeting from the incorrect date of the 6th to the 7th and ask the chairman to sign the updated minutes.

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/26/00502- Sonia Lodge, 5 - 7 Warwick Road, Walmer, CT14 7JF**
Change of use and conversion to 12 self-contained flats to include a single storey rear extension, parking, refuse/cycle storage and 1.8 timber fencing (existing conservatory to be demolished)
- ii. **DOV/26/00698- 223 Dover Road, Walmer, CT14 7NP**
Erection of a two storey rear extension, first floor side extension over existing ground floor extension, chimney removals, front porch and internal/external alterations (existing front porch to be demolished)
- iii. **DOV/26/00717- Church House, 1 Church Street, Walmer, CT14 7RX**
T1 - Myrtle - reduce the overall crown by approximately 1 metre, crown raise to approximately 2 metres above ground level;
T2 - Yew - reduce the overall crown by approximately 1 metre, T3 - Holly - reduce the Overall by approximately 1 metre, all the subject of Tree Preservation Order No 15 of 2008
- iv. **DOV/26/00721- Flat 15 The Strand, Walmer, CT14 7DY**
Replacement bay windows, front door, railings, open front lightwell, erection of a glass balustrade and render to front elevation
- v. **DOV/26/00737- 74 The Strand, Walmer, CT14 7DL**
Remove and rebuild of short section of wall
- vi. **DOV/26/00789- Driftwood, 78 Wellington Parade, Walmer, CT14 8AB**
Erection of a garage with solar panels to roof (existing garage to be demolished)
- vii. **DOV/26/00783- Hawksview Meadow, Grams Road, Walmer, CT14 7PP**
Erection of a single storey side extension with 2 rooflights

9. DELEGATION OF AUTHORITY

- i. To discuss a proposal for a delegation of authority to the Town Clerk in the event of a limited agenda.

Attach 3

10. DATE OF NEXT MEETING

6th October 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 4th August 2026 at 7.01pm at Elizabeth House, St Mary's Road, Walmer.

Present: Councillors:

Cllr J Murray (Chair)
Cllr T Bond
Cllr R Blackwell

Officers present:

John Miles (Administration Officer)

184. APOLOGIES FOR ABSENCE

Cllrs K Lee, S Waite Gleave and M Simpson offered apologies that were accepted.

185. DECLARATIONS OF INTEREST

None Received

186. OPENNESS AND TRANSPARENCY

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

187. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

188. MINUTES OF THE PREVIOUS MEETING

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

Proposed: Cllr T Bond

Seconded: Cllr R Blackwell

For: 3

Against: 0

Abstain: 0

189. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

190. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description
26/00501	1 Alderden Cottage Hawksdown Road Walmer CT14 7PW	Grant Consent	Walmer Town Council does not object to this planning application however it suggests the inclusion of a planning conditions 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. ii. That work begins in Mid-to-late summer, after the new foliage and spring growth have fully matured.	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
26/00500	7 Trafalgar Drive Walmer CT14 7FL	Grant Planning Permission	No Objection	Erection of a single storey rear extension and outbuilding for storage (existing conservatory to be demolished)
26/00459	Osborne House Hawksdown Walmer CT14 7PH	Grant Consent	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	Cut back canopy to boundary by up to 2 metres of two Beech the subject of Tree Preservation Order No 4 of 1976
26/00532	Downs Sailing Club The Strand Walmer CT14 7DY	Grant Planning Permission	Walmer Town Council supports this application	Replacement windows/doors and new cladding to the "Lookout" at Downs Sailing Club
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
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)

191. 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
Resolved – Walmer Town Council supports this application.

Proposed: Cllr T Bond
Seconded: Cllr R Blackwell
For:3 Against:0 Abstain: 0

192. TPO APPLICATIONS

Resolved – To edit letter as requested and to forward it to Dover District Council.

Proposed: Cllr J Murray

Seconded: Cllr T Bond

For:3 Against:0 Abstain: 0

193. DATE OF NEXT MEETING

8th September 2026 at 7pm.

The meeting closed at 19:11

Signed Dated



Item: Delegation of Authority

Date: 3/09/26

Meeting: September Planning

From: Roland Aldred

At the last meeting one very minor planning application was put forward to members, under the current arrangement a meeting was required to agree a decision from Walmer Town Council as to a response. Planning items are time limited with a response required within a set number of days and therefore unlike other committees cannot be held over till the next meeting.

Members are asked to consider a proposal to delegate responsibility to the Clerk to respond to applications where only one application is received.

- Application must be of minor nature – where development only effects one building.
- The Clerk must notify members of the intention to use the delegated authority by e-mail giving details of the application 9 days before the meeting is due to take place.
- Members will have the option of “calling in the application” (ie requesting the meeting takes place) this must be received by 12pm (lunchtime) 5 days (Thursday) before the meeting is due to take place.
- Upon receiving an e-mail from the Clerk members should send any comments they wish to make about the application to the Clerk, including whether they support/object or have no comment on application.
- The Clerk will respond to the application in favour of the majority of comments received from members.

It should be noted that should a meeting not take place members of the public will not be given the option to make comments to members of the council. An option to ensure the Members of the public have still got an opportunity to make comment would be a re-designed yellow sheet that asks the public to e-mail in comments.