



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 1st October 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 6th October 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 8th September 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/26/00678- Former Royal Marines South Barracks, Canada Road, Walmer**
Part repointing external face of the Boundary wall. Remove existing asbestos roof to the Pistol range and replace with Cement board panels.
- ii. **DOV/26/00810- 8 Sheffield Gardens, Walmer, CT14 7UH**
Erection of single storey rear extension.
- iii. **DOV/26/00851- The Belfry, Hawksdown, Walmer, CT14 7PH**
Erection of single storey side extension.
- iv. **DOV/26/00860- Land Fronting 6 To 12 Channel Lea Walmer Kent**
T1- Holm Oak- Crown lift to 5m over road. T3- Sycamore- Re-pollard. T5- Walnut- Crown lift 5m over road. TPO/65/00001.
- v. **DOV/26/00858- 446 Dover Road Walmer CT14 7PD**
T1 Re-pollard Sycamore back to previous points. T37 of Tree preservation order No 2 of 1969.
- vi. **DOV/26/00869- 8 Granville Road, Walmer, CT14 7LU**
Erection of single storey rear and side extensions, replacement rear dormer with roof terrace, partial garage conversion to ensuite, raised terrace decking and reroofing of garage and existing side extension.
- vii. **DOV/26/00874- 30 Blake Close, Walmer, CT14 7UB**
Crown reduce back to the previous pruning points 3 x Sycamores the subject of Tree Preservation Order No 1 of 1965.
- viii. **DOV/26/00906- 16 St Marys Road, Walmer, CT14 7QA,**
Reduce the whole crown by 2-3 metres of one Sycamore (T002) subject of TPO/65/00003

9. DATE OF NEXT MEETING

10th November 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 8th September 2026 at 7.00pm at Elizabeth House, St Mary's Road, Walmer.

Present: Councillors:

Cllr J Murray (Chair)

Cllr R Blackwell

Cllr S Waite Gleave

Cllr M Simpson

Officers present:

John Miles (Administration Officer)

Roland Aldred (Town Clerk)

220. APOLOGIES FOR ABSENCE

Cllrs K Lee and T Bond offered apologies that were accepted.

221. DECLARATIONS OF INTEREST

None Received

222. OPENNESS AND TRANSPARENCY

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

223. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

224. PLANNING APPLICATIONS – NEW

The planning applications were brought forward at the request of the chairman.

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)

Resolved – Strongly Object

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

1. Overdevelopment of the location. The 12 flats in the development are small and in some cases require an assumption that some of the rooms can only be single occupied in order to meet the minimum required standards. 12 Flats represent an overdevelopment of the plot. Further the density of the development does not fit with the established scale of the surrounding area.
2. Overlooking of bungalow opposite windows at the front will look directly in to the bungalow opposites bedroom.
3. Difficult one-track access to the rear of the property opening directly on to the A258 with limited sight lines. There are questions as to whether the property has a legal easement to use the track, if this is not the case then the parking

area at the rear of the development will not be able to proceed causing further issues to on street parking.

4. No affordable housing planned contrary to regulations.
5. Insufficient parking for the number of flats proposed. The development relies on street parking there is a minimal no of spaces available and potential for dangerous parking around blind corners.
6. No Arboricultural Impact Assessment has been submitted in respect of tree on neighbouring property as noted by DDC officers.
7. Location of rubbish storage will cause a nuisance to a neighbouring property as the location in the application is too close to the windows of the property next door. The smell and noise of the storage will mean that the property is unable to open their windows.
8. Possible sewerage issues link to the increase in outflow and the potential issue of being built on top of infrastructure.
9. Neighbours not consulted about the development.

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite-Gleave

For:4 Against:0 Abstain:0

ii. **DOV/26/00737- 74 The Strand, Walmer, CT14 7DL**

Remove and rebuild of short section of wall

Resolved – Strongly Object

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

1. The claims of relocation of land boundaries by the movement of a party wall into the next-door location.
2. Positioning of guttering on the neighbour's side of the new construction without permission of the owner of the property.
3. Routing the guttering on the neighbour's wall through a planned hole in the replacement wall.
4. Claims of regular flooding guttering.
5. Incorrect measurements of the wall.
6. Incorrect replacement wall materials.
7. No agreement as stipulated in Party Wall legislation with neighbours who jointly own the wall.

Proposed: Cllr M Simpson

Seconded: Cllr S Waite-Gleave

For:4 Against:0 Abstain:

iii. **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

Resolved – No Objection

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite-Gleave

For:4 Against:0 Abstain:0

iv. **DOV/26/00783- Hawksview Meadow, Grams Road, Walmer, CT14 7PP**

Erection of a single storey side extension with 2 rooflights

Resolved – Walmer Town Council supports this application.

Proposed: Cllr S Waite-Gleave

Seconded: Cllr R Blackwell

For:4 Against:0 Abstain 0

v. **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)

Resolved – No Objection

Proposed: Cllr M Simpson

Seconded: Cllr S Waite Gleave

For:4 Against:0 Abstain:0

vi. **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

Resolved – No Objection

Proposed: Cllr S Waite Gleave

Seconded: Cllr R Blackwell

For:4 Against:0 Abstain:0

vii. **DOV/26/00789- Driftwood, 78 Wellington Parade, Walmer, CT14 8AB**

Erection of a garage with solar panels to roof (existing garage to be demolished)

Resolved – No Objection

Proposed: Cllr M Simpson

Seconded: Cllr R Blackwell

For:4 Against:0 Abstain:0

225. DELEGATION OF AUTHORITY

The delegation vote was brought forward at the request of the chairman.

i. **Resolved** – No Objection

Proposed: Cllr M Simpson

Seconded: Cllr J Murray

For:4 Against:0 Abstain:0

226. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description	Appraisal
26/00581	Guildford Lodge Grams Road Walmer CT14 7PU	Grant Consent	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	Fell 1x T1 Beech subject of TPO no 1 of 1967	The tree has been identified with fungal bodies that appear with the decay of the root system and lower stem. This may cause structural failure which could cause future problems, including damage to a driveway, boundary wall and public highway. The objections raised by Walmer Town Council have been fully considered; however, the evidence of fungal colonisation, declining vitality and the potential implications for the structural integrity of this mature Beech are considered sufficient to justify its removal, subject to appropriate replacement planting.

			location of the tree adds to the amenity of the location.		One replacement tree, preferably a native species and with a minimum girth of 12–14 cm, shall be planted during the next available planting season following removal.
26/00031	Former Royal Marines South Barracks Canada Road Walmer	Grant Planning Permission	Walmer Town Council objects on the following grounds: 1. That the damage to the local Heritage outweighs the potential benefit of the pétanque court	Erection of bollards, footpath crossovers, and a paved footpath.	The application was amended to remove the pétanque court.
26/00462	49 The Strand Walmer CT14 7DX	Grant Planning Permission	Walmer Town Council supports this application	Variation of condition 3 (details of balustrade) of planning permission 25/00858 to allow changes to the balustrade	

227. DATE OF NEXT MEETING

6th October 2026 at 7pm.

The meeting closed at 20:20

Signed Dated