



WALMER TOWN COUNCIL

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

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Draft Minutes of the meeting of Walmer Town Council Planning Committee held on Tuesday 9th December 2025 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 T Grist
Cllr T Bond
Cllr M Simpson

Officers present:

John Miles (Administration Officer)

380. APOLOGIES FOR ABSENCE

Cllr Lee offered apologies that were accepted.

381. DECLARATIONS OF INTEREST

None Received

382. OPENNESS AND TRANSPARENCY

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

383. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

384. MINUTES OF THE PREVIOUS MEETING

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

Proposed: Cllr R Blackwell

Seconded: Cllr M Simpson

For: 6 Against:0 Abstain: 0

385. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

386. PLANNING DECISIONS

| Reference | Site | DDC | WTC | Description |
|-----------|---|----------------------------------|--|---|
| 25/01083 | Shoreline House 82 Wellington Parade Walmer Deal Kent CT14 8AB | Grant Planning Permission | No Objection | Variation of condition 2 (approved plans) of planning permission 24/01159 (Erection of a two storey rear extension with external steps, replacement/extended roof with solar panels, balcony with glass balustrade to ground floor west & east elevations, alterations to windows/doors, and new external wall with timber cladding (existing conservatory and ground floor balcony to be demolished)) to extend basement to 5m, extend driveway ramp and alterations to the fenestration |
| 25/01061 | Church Of The Sacred Heart Dover Road Walmer Kent | Grant Listed Building Consent | No Objection | Installation of debris catch netting to the tower of the church to prevent material falling onto the highway. |
| 25/01022 | Hawksend Hawksdown Road Walmer CT14 7PW | Grant Planning Permission | No Objection | Erection of a single storey front extension (existing conservatory to be demolished, part retrospective). |
| 25/01066 | 26C The Beach Walmer Deal CT14 7HJ | Grant Planning Permission | Walmer Town Council supports this application | Erection of a single storey front/side extension and front balcony with railings. |
| 25/01043 | 6 York And Albany Close Walmer CT14 7RR | Grant Planning Permission | Walmer Town Council supports this application | Erection of front porch and external render to front facade |

387. PLANNING APPLICATIONS – NEW**i. DOV/25/01267- The Captains Garden, Victoria Road, Deal, CT14 7DJ**

Erection of timber frame composting shed.

Resolved – No Objection

Proposed: Cllr M Simpson

Seconded: Cllr T Bond

For: 6 Against:0 Abstain: 0

ii. DOV/25/01252- Land On The North West Side Of Liverpool Road Walmer CT14 7PN

Outline application for development up to 75 dwellings, associated landscaping and infrastructure (all matters reserved except access).

Resolved –Objection

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

- i. The Local Plan states “Developments that would generate significant traffic movements must be well related to the primary and secondary road network. Proposals which generate level and types of traffic movements resulting in severe cumulative residual impact in terms of capacity and road safety will not be permitted.”

The transport statement provided, shows the majority of journeys to and from the proposed development will use Grams Road to access the main road network. Grams Road is a minor road which at multiple points narrows to allow traffic to progress in only one direction at a time. The junction at Dover Road/Grams Road is a narrow junction with a section of 2-way traffic for approximately 10m before parked cars also ensure that traffic can only pass in one direction at a time creating what is in effect a single track.

There is no mitigation planned for this junction, which will inevitably lead to issues where blockages spill out on to Dover Road. This will be in opposition to the above policy. In the other direction towards Kingsdown, Glen Road is also a de facto single-track road while Liverpool is an actual single-track road with designated passing points,

From time-to-time road works on the main A258 Dover Rd these roads are the alternative route for traffic Between Deal and Walmer and Dover. This has resulted insignificant numbers of buses, lorries and other large vehicles being forced along narrow roads causing traffic jams and inconvenience to local residents particularly Kingsdown village.

- ii. The local plan states: "Development should be designed so that opportunities for sustainable transport modes are maximised and provide for a variety of forms of transport as alternatives to travel by private motorised vehicle."

While the proposal offers limited safe pedestrian walkways linking the development with Grams Rd pedestrian facilities its location means that there is little provision for residents of the proposed estate to access local facilities, shops, rail station, buses, etc. without using a motor vehicle.

Currently there are no plans to include a bus stop at the new location and with the current plan indicating at least two cars per house. This means that approximately 70 new vehicles will be using the road, this would mean that most excursions will be by car, which will oppose the policy stated above.

- iii. The local plan seeks to keep green fields between boundaries of individual parishes; this application decreases the boundaries between Walmer and Kingsdown.
- iv. The proposed development includes an area that has a high chance of groundwater flooding, water coming from the Hawksdown development has been known to cause increased water levels during high rainfall.

This situation will inevitably be exacerbated because of the decrease in agricultural land which can absorb some water and the increase in hard standing over which water will run freely caused by the new houses roads footpaths etc.

Proposed: Cllr T Bond

Seconded: Cllr T Grist

For: 6 Against:0 Abstain: 0

iii. DOV/25/01203- 3 James Hall Gardens, Walmer, Deal, Kent

Erection of a front, side and rear single storey extension. Widening of existing driveway (Existing garage and rear extension to be removed).

Resolved – No Objection

Proposed: Cllr T Grist

Seconded: Cllr R Blackwell

For: 6 Against:0 Abstain: 0

iv. DOV/25/01222 - 29 Ardent Avenue, Walmer, CT14 7UE

Erection of a detached garden room.

Resolved – No Objection

Proposed: Cllr M Simpson

Seconded: Cllr T Bond

For: 6 Against:0 Abstain: 0

v. DOV/25/01171 - The Walmer Centre, Liverpool Road, Walmer, CT14 7NW

Formation of new vehicular access, widening of driveway and 14 parking Spaces.

Resolved –Objection

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

- i. No information has been made available from KCC Highways
- ii. The ecology report provided with the application has been seriously criticised by KCC's Ecology team, needs more clarification due to missing information.

Proposed: Cllr M Simpson

Seconded: Cllr R Blackwell

For: 6 Against:0 Abstain: 0

vi. DOV/25/01233 - The Lodge, Hawkshill Camp Road, Walmer, CT14 7PT

Remove the two lowest limbs back to the main stem of one Pine (T1); prune back overhanging limbs to the boundary fence of one Beech (T2), both the subject of Tree Preservation Order No 29 of 2023.

Resolved – Objection

- i. There is insufficient information given regarding this application
- ii. No Arboriculturalist report has been made
- iii. No reason as to why these measures are needed

Proposed: Cllr T Grist

Seconded: Cllr R Blackwell

For: 6 Against:0 Abstain: 0

vii. DOV/25/01235 - Osborne House, Hawksdown, Walmer, Deal

Crown thin by up to 20%, crown lift to 5.2 metres and crown reduce by a maximum of 4 metres of one Beech (T1) the subject of Tree Preservation Order No 4 of 1976.

Resolved –Objection

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

- i. The requested pruning may damage the health of the tree
- ii. The tree has an amenity value for the location, including shade and wind protection
- iii. There is no evidence to support the proposed work

Proposed: Cllr S Waite Gleave

Seconded: Cllr T Bond

For: 6 Against:0 Abstain: 0

viii. DOV/25/01234 - Formal Gardens And Ruins, Lord Warden Avenue, Walmer

Re-pollard back to previous pruning points one London Plane the subject of Tree Preservation Order No 1 of 1959.

Resolved –Objection

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

- i. There is insufficient information given regarding this application.

- ii. The tree in question is not clearly identified on the location drawing attached to the application.

Proposed: Cllr R Blackwell

Seconded: Cllr T Grist

For: 6 Against:0 Abstain: 0

388. BETTESHANGER COUNTRY PARK

- i. Report from Friends of Betteshanger on the Betteshanger Country Park, wave pool and hotel development.

Resolved – To request DDC carefully monitor construction to ensure it follows conditions laid down, also to request that Walmer Town Council be included as consultees for any future amendments to the planning permissions.

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite Gleave

For: 6 Against:0 Abstain: 0

389. ENERGY EFFICIENCY ON LISTED BUILDINGS AND CONSERVATION AREAS.

- i. **Noted:** Planning to use the new Historic England Advice on Adapting Historic Buildings for Energy and Carbon Efficiency document where appropriate.

Resolved – Noted

Proposed: Cllr S Waite Gleave

Seconded: Cllr T Bond

For: 6 Against:0 Abstain: 0

390. DATE OF NEXT MEETING

Tuesday 6th January 2026 at 7pm.