



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 2nd 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 7th July 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 9th June 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. **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.
- 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.
- 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
- iv. **DOV/26/00581- Guildford Lodge, Grams Road, Walmer, CT14 7PU**
Fell 1x T1 Beech subject of TPO no 1 of 1967

9. DATE OF NEXT MEETING

4th August 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 9th June 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

Officers present: John Miles (Administration Officer)

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

Resolved – Cllr J Murray was the only member nominated.

Proposed: Cllr S Waite Gleave

Seconded: Cllr R Blackwell

For: 3 Against:0 Abstain: 0

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

Resolved – Cllr R Blackwell was the only member nominated.

Proposed: Cllr S Waite Gleave

Seconded: Cllr J Murray

For: 3 Against:0 Abstain: 0

84. APOLOGIES FOR ABSENCE

Cllrs Bond, Lee and Simpson offered apologies that were accepted.

85. DECLARATIONS OF INTEREST

None Received

86. OPENNESS AND TRANSPARENCY

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

87. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

88. MINUTES OF THE PREVIOUS MEETING

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

Proposed: Cllr S Waite Gleave

Seconded: Cllr R Blackwell

For: 3 Against:0 Abstain: 0

89. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

90. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description	Appraisal
26/00292	6 Apple Tree Gardens Walmer CT14 7US	Grant Planning Permission	No Objection	Erection of shed and extend patio	
26/00294	14 Ardent Avenue Walmer CT14 7UE	Grant Planning Permission	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.	Erection of single storey rear extension	It is understood that there are birds (swifts) in the vicinity of the application site (as close as next door where there are nest boxes as well as elsewhere in the area) protected under the Wildlife & Countryside Act 1981. Under the provisions of the Act 1981, the applicant is advised that it is an offence to intentionally destroy/kill/obstruct the use of a nest. The applicant is advised of their responsibilities under the provisions of The Act 1981 and are advised to carry out works after mid-August when the birds will have departed for Africa.
26/00284	169 Dover Road Walmer CT14 7NB	Grant Planning Permission	No Objection	Erection of a single storey side/rear extension to create an annex and two storey side extension (existing garage to be demolished)	
26/00274	2 Greenacre Drive Walmer CT14 7UQ	Grant Consent	Walmer Town Council objects to this application on the following grounds. 1. That DDC guidance indicates that pollarding should be every three years. 2. That works should not take	Re-pollard to previous pollard points one Holm Oak (T1) the subject of Tree Preservation Order No 1 of 1965	The tree provides continued amenity value within the local area and retains importance as part of the established landscape character. The proposed re-pollarding represents ongoing

			place in nesting season		management of an existing pollard tree and is not considered detrimental to its long-term retention. Subject to compliance with wildlife legislation, no arboricultural objection is raised to the proposal.
26/00270	Shortwood House Station Road Walmer CT14 7QR	Grant Planning Permission	No Objection	Erection of an outbuilding for incidental use	
26/00183	5 Church Street Walmer CT14 7RX	Grant Listed Building Consent	No Objection	Replace 1no cast iron fireplace insert with wood burning stove to ground floor reception room. Replace 1no fireplace insert and surround to first floor bedroom with relocated cast iron fireplace and new timber fire surround.	
26/00204	Heatherstone House Hawksdown Walmer Deal Kent CT14 7PN	Refuse Planning Permission	Walmer Town Council objects to this application on the following grounds . 1. The removal of Condition 4 is unnecessary. Maintaining it in place is very relevant and supports a covenant which we understand to be in place preventing commercial development or activity on this estate	Variation of condition 2 (approved plans) and removal of condition 4 (restricted use) of planning permission 24/01338 for "Erection of two storey front and first floor rear extension including balconies/glass balustrades, single storey side extensions, front porch, wrap around raised terrace to include swimming pool, outbuilding/gym and associated external alterations (existing front porch to be demolished)" to allow amended designs and remove condition 4 as no longer relevant	
26/00309	1 Apple Tree Gardens Walmer CT14 7US	Grant Planning Permission	No Objection.	Erection of single storey garage extension	

26/00267	The Church Of Jesus Christ Of Latter-day Saints Gothic Close Walmer CT14 7TS	Grant Consent	No Objection.	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
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91. PLANNING APPLICATIONS – NEW

With the agreement of members the chair brought forward three items for which members of the public had attended and wished to speak at the meeting

i. **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).

Resolved – Objection

Walmer Town Council Objects to this Planning Application as laid out below.

i. The third storey overlooks nearby properties, allowing users to see into the private homes of residents.

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite Gleave

For: 3 Against:0 Abstain: 0

ii. **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).

Resolved – No Objection

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite Gleave

For: 3 Against:0 Abstain: 0

iii. **DOV/26/00293- Flat 1, Benmore, 20 Marine Road, Walmer**

Replacement of windows and entrance door.

Resolved – No Objection

Proposed: Cllr S Waite Gleave

Seconded: Cllr R Blackwell

For: 3 Against:0 Abstain: 0

iv. **DOV/26/00137- The Belfry, Hawksdown, Walmer, CT14 7PH**

Erection of two storey side extension.

Resolved – No Objection

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite Gleave

For: 3 Against:0 Abstain: 0

- v. **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.
Resolved – No Objection
Proposed: Cllr S Waite Gleave
Seconded: Cllr R Blackwell
For: 3 Against:0 Abstain: 0
- vi. **DOV/26/00387- 34 Admiralty Mews, The Strand, Walmer, CT14 7AZ**
Insertion of 2 rooflights to front and rear roof slopes.
Resolved – No Objection
Proposed: Cllr S Waite Gleave
Seconded: Cllr R Blackwell
For: 3 Against:0 Abstain: 0
- vii. **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).
Resolved – No Objection
Proposed: Cllr R Blackwell
Seconded: Cllr S Waite Gleave
For: 3 Against:0 Abstain: 0
- viii. **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.
Resolved – No Objection
Proposed: Cllr R Blackwell
Seconded: Cllr S Waite Gleave
For: 3 Against:0 Abstain: 0
- 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.
Resolved – No Comment
Walmer Town Council has no planning comments to offer about the listed contents of this application.
However, WTC is concerned about excessive traffic on feeder roads through Walmer causing damage to the surface and obstruction at key junctions.
WTC seeks for DDC to mitigate car dependency in the area by investigating improved public transport links.
Proposed: Cllr S Waite Gleave
Seconded: Cllr R Blackwell
For: 3 Against:0 Abstain: 0
- 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.
Resolved – No Comment
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 R Blackwell

Seconded: Cllr S Waite Gleave

For: 3 Against:0 Abstain: 0

xii. **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).

Resolved – No Objection

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite Gleave

For: 3 Against:0 Abstain: 0

xiii. **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.

Resolved – No Comment

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.

Proposed: Cllr R Blackwell

Seconded: Cllr S Waite Gleave

For: 3 Against:0 Abstain: 0

93. DATE OF NEXT MEETING

Tuesday 7th July 2026 at 7pm.

The meeting closed at 20:10

Signed Dated