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 5th November 2026

To Councillors: Cllr M Simpson, Cllr J Murray, Cllr K Lee, Cllr S Waite-Gleave, Cllr R Blackwell, Cllr T Bond.

You are hereby summoned to attend a meeting of the **Planning Committee** to be held on **Tuesday 10th November 2026** at Elizabeth House, 32 St Mary's Road, Walmer, CT14 7QA at 6.30pm to transact the business set out below.

Roland Aldred
Town Clerk

AGENDA

0. TREE PROTECTION OFFICER
30 Minute discussion with Vittorio Spampinato DDC's Tree Protection Officer and Emma-Jane Allen Head of Parks, Open Spaces and Countryside on matters concerning tree policies.

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 6th October 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/26/00834- 4 Halliday Drive Walmer CT14 7AX**
Insert 1no external wood burner flue terminal to front roof slope

ii. **DOV/26/00842- 4 Halliday Drive, Walmer, Deal, CT14 7AX**
Insert 1no external wood burner flue terminal to front roof slope

iii. **DOV/26/00484- Seymour House 10 Walmer Castle Road Walmer CT14 7NG**
T1 - Holm Oak- Crown reduce back to the most recent reduction points. Tree Preservation Order No. 5 of 2004

iv. **DOV/26/00933- 23 Blake Close Walmer CT14 7UB**
T1 - Sycamore - Complete fell to ground level. Tree Presevation Order No 1 of 1965

v. **DOV/26/00951- Shortwood House Station Road Walmer CT14 7QR**
Variation of condition 2 (approved plans) of planning permission 25/01318 for "Erection of a single storey side extension, additional window to front elevation, external flue and outdoor fireplace (existing conservatory, shed and greenhouse to be demolished)." to allow changes to the external materials and a minor variation to the glazing fenestration

vi. **DOV/26/00898- 2 Granville Road, Walmer, CT14 7LU,**
Formation of a vehicular access

vii. **DOV/26/00964- Moorlands, Kingsdown Road, Walmer, CT14 8AR**
Erection of a single storey extension (existing conservatory to be demolished)

viii. **DOV/26/00979- Pavilion Walmer Lawn Tennis And Croquet Club, Archery Square, Walmer, CT14 7HP**

Variation of condition 2 (approved plans) of planning permission 25/00936 for "Variation of condition 2 (approved plans) of planning permission 23/01377 for "Erection of single storey clubhouse with canopy linking to existing changing rooms (existing clubhouse to be replaced) and alterations to materials of existing changing rooms roof"" to reduce the length of the clubhouse, additional window to clubhouse and reduction in size of clubhouse sliding doors

9. DATE OF NEXT MEETING

8th December 2026 at 7pm

WALMER
TOWN COUNCIL

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

Officers present: John Miles (Administration Officer)

258. APOLOGIES FOR ABSENCE
Cllrs K Lee, M Simpson and T Bond offered apologies that were accepted.

259. DECLARATIONS OF INTEREST
None Received

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

261. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS
Resolved- Noted

262. 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

263. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE
None Received

264. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description	Appraisal
26/00526	Rosetta 58 Wellington Parade Walmer Deal Kent CT14 8AB	Grant Planning Permission	Walmer Town Council supports this application	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.	
26/00453	Heatherstone House Hawksdown Walmer CT14 7PN	Grant Planning Permission	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	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, raise roof ridge height, insert rear dormer window with 7 rooflights to facilitate a loft conversion, external/internal alterations (existing front porch to be demolished)	The two-storey extensions, balconies, raised terrace and principal areas of glazing were previously assessed and found acceptable with generous separation between Heatherstone House and neighbouring dwellings. The current revisions would only increase the height of the roof by 0.6m but would not bring the two-storey building closer to neighbouring properties. The rear dormer would face over the application property's rear and would not directly face a neighbouring dwelling nor result in an unacceptable loss of privacy Overall, the proposal would not result in unacceptable overlooking, loss of privacy, overshadowing, loss of light, noise or an increased sense of enclosure. The living conditions of neighbouring occupiers would therefore be preserved in accordance with Policy H6 of the Dover District Local Plan.

RAT

26/00077	Fairlight 68 Wellington Parade Walmer Deal Kent CT14 8AB	Grant Planning Permission	Objection I. Walmer Town Council objects on the previous grounds of the construction being out of keeping with the surrounding area. II. The Council supports the comments from KCC Highways.	Erection of detached single storey dwelling and garage (self build)	Planning granted subject to KCC conditions. DDC officer opinion: Design would preserve the character and appearance of existing street scene.
26/00698	223 Dover Road Walmer CT14 7NP	Grant Planning Permission	No Objection	Erection of a two storey rear extension, chimney removal, front porch and internal/external alterations (existing front porch to be demolished)	

265. PLANNING APPLICATIONS – NEW

The fourth planning applications was brought forward at the request of the chairman.

i. **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
Resolved – Walmer Town Council Supports this application, it also requests that the condition be included that all works are to take place outside of nesting season as laid down in the Wildlife and Country Act 1981.
Proposed: Cllr J Murray
Seconded: Cllr R Blackwell
For: 2 Against:0 Abstain: 1

ii. **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.
Resolved – No Objection
Proposed: Cllr S Waite Gleave
Seconded: Cllr J Murray
For: 3 Against:0 Abstain: 0

iii. **DOV/26/00810- 8 Sheffield Gardens, Walmer, CT14 7UH**
Erection of single storey rear extension.
Resolved – No Objection
Proposed: Cllr R Blackwell
Seconded: Cllr S Waite Gleave
For: 3 Against:0 Abstain: 0

iv. **DOV/26/00851- The Belfry, Hawksdown, Walmer, CT14 7PH**

Erection of single storey side extension.
Resolved – No Objection
Proposed: Cllr S Waite-Gleave
Seconded: Cllr R Blackwell
For: 3 Against:0 Abstain: 0

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.
Resolved – Walmer Town Council strongly objects to this application for the following reasons.
1. The application has insufficient information available to make a decision, it is suggested that the application be returned to the applicant and for them to re-apply, filling in the application in full.

Proposed: Cllr S Waite-Gleave
Seconded: Cllr J Murray
For: 3 Against:0 Abstain: 0

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.
Resolved – No Objection
Proposed: Cllr R Blackwell
Seconded: Cllr S Waite Gleave
For: 3 Against:0 Abstain: 0

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.
Resolved – No Objection
Proposed: Cllr S Waite-Gleave
Seconded: Cllr R Blackwell
For: 3 Against:0 Abstain: 0

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
Resolved – Walmer Town Council objects to this application for the following reasons.
1. The application form is asking for works on one tree however the arboricultural report mentions two. This means that Walmer Town Council are unable to make a decision due to confusion in the application whether one or two trees are to be worked on.

Proposed: Cllr R Blackwell
Seconded: Cllr S Waite Gleave
For: 3 Against:0 Abstain: 0

266. DATE OF NEXT MEETING
10th November 2026 at 6:30pm.

The meeting closed at 19:40

Signed ..... Dated .....