

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 25th April 2024 at 9.30 am at Russell House,
Market Square, Westerham

Present: Councillors: Mr N Robson – Chairman
Mr E Boyle (EB)
Mrs D Coen (DC)
Mrs L Rodgers (LR)

Town Clerk: Mrs A Howells (AH)
One member of the public

Item		Action
1.	<u>Apologies for Absence</u> Apologies were received and accepted from Cllr Bird – business commitment.	
2.	<u>Declarations of Interest not previously declared</u> Cllr Rodgers - SE/24/00084/FUL & SE/24/00086/LBCALT	
3.	<u>Minutes of the Meeting held on 11th April</u> Minutes from the meeting on 11 th April were approved.	
4.	<u>Information items arising from the minutes of the previous meeting not dealt with elsewhere on the agenda</u> None.	
5.	<u>Planning Applications</u> Cllr Rodgers left the meeting. - SE/24/00084/FUL & SE/24/00086/LBCALT The Kings Arms Hotel, Market Square, Westerham Kent TN16 1AN 6 new wooden seating huts, extended patio area and new fire pit plus other items. Amended plans following comments from the SDC Conservation Officer and amended drawings and colours. WTC reiterates its previous comments and agrees with the comments from the SDC Conservation Officer. WTC supports the application subject to the following which WTC has major concerns about: - Light pollution - All lighting to be on a timer and not left on all night	

	(instances of lights being left on overnight have been reported). • Noise pollution – all visitors, who are not actually staying at the Hotel, to be removed from the outside areas after closing time as previously people have gathered in the garden causing ASB. • Events – Events held at the Hotel already impact neighbours and there is a worry that with the upgrading of the outside areas, that events could be held more often which would seriously impact nearby neighbours of the hotel. • Security – As much of the garden is out of sight of the Hotel, security needs to be significantly improved. We would recommend that CCTV be installed and fencing upgraded as there have been previous ASB issues in the garden which have required Police intervention. In addition, garden furniture has been stolen which additional security would help prevent. Access can currently be gained to the garden after closing time, both directly and by climbing over the adjoining walls and we would like to see details about how this would be controlled in the future. • Neighbour impact – WTC does not believe the neighbour impact has been thoroughly assessed. • Firepit – There is insufficient information about the substances to be burned in the pit and that they conform to current legislation. We are especially concerned about the potential impact of smoke on neighbouring properties. • Accessibility – The Hotel needs to be made more accessible than it currently is for anyone with disabilities. Cllr Rodgers re-joined the meeting. • SE/24/00691/MMA Ventura, Pootings Road, Crockham Hill TN8 6SD Amendment to SE/23/03512/HOUSE WTC supports the application and amendment. • SE/24/00980/ELEC Pilgrims Coach House, Pilgrims Way, Westerham TN16 2DP Upgrade existing pmt (Pilgrims House pmt 447289) and install additional pole to form H Pole. Refer to SDC Officers. • SE/23/03363/HOUSE Amended Application 86 Madan Road, Westerham TN16 1EA Demolition of existing conservatory. New rear single storey extension. WTC supports the application. There were concerns regarding the flat roof and the proposal not being totally in keeping with the overall building – BM5 of the Westerham Design Statement. • KCC/SE/0495/2018 Covers Quarry, Westerham TN16 Stabilisation and restoration of Covers Farm Quarry – further submitted information. Cllr Robson had circulated draft responses to all Cllrs and following lengthy	
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	discussion it was agreed to submit the three responses to KCC. Further clarification was being sought on the document 'corrected Noise and Vibration ES chapter'.	
6.	<u>Planning Decisions</u> - SE/24/00508/LBCALT Nationwide, 14 Market Square, Westerham TN16 External signage to be replaced with new. Granted - SE/24/00129/HOUSE Dairy Cottage, Brasted Road, Westerham TN16 Proposed change to roof profile to continuous roofline, glazed link to connect house. Granted - SE/23/03501/HOUSE The Tudor House, High Street, Westerham TN16 Hard and soft landscaping. Rebuild retaining wall, steps, landscaping. New swimming pool. Granted - SE/24/00297/HOUSE The Tudor House, High Street, Westerham TN16 Erection of outbuilding. Granted	
7.	<u>Planning Issues</u> 7.1 SDC Local Plan Regulation 18 Consultation – The draft Plan would be discussed at the Development and Advisory Committee on 11th July. 7.2 Tandridge District Council Draft Local Plan – TDC had withdrawn their Plan and would commence work on a new Local Plan. 7.3 Covers Farm – See item 5.	
8.	<u>Reports from Councillors</u> Cllrs Coen and Robson had visited a resident in relation to a planning application.	
9.	<u>Correspondence</u> 9.1 SDC Enforcement update was noted.	
10.	<u>TN16, Crockham Hill Village newsletter and website</u> None.	
11.	<u>Matters for District and County Councillors</u> None.	
12.	<u>Further Matters for Consideration at the next meeting</u> None.	
13.	<u>Date of next meeting</u> Thursday 9th May 2024	

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The meeting was concluded at 10.40 am.

Minutes confirmed as a correct record:

Chairman