

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 18th July 2024 at 9.30 am at Russell House,
Market Square, Westerham

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

Town Clerk: Mrs A Howells (AH)
WTC Cllr Proudfoot
Four residents

Item		Action
1.	<u>Apologies for Absence</u> Apologies were received and accepted from Cllr Bird – work commitment.	
2.	<u>Declarations of Interest not previously declared</u> None.	
3.	<u>Minutes of the Meeting held on 4th July</u> Minutes from the meeting on 4 th July had been approved at Council on 8th July.	
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> - SE/24/01600/FUL Drill Hall, High Street, Westerham TN16 1RF Convert and change the use of the existing into 4no self-contained flats (c3). WTC objects to the application for the following reasons: - Parking in this area of Westerham is extremely limited with many residents already complaining about issues so the provision of associated parking spaces for this development is crucial. Westerham does not have a good transport infrastructure to support building or modifying buildings without providing additional parking places. Environmental issues: details need to be provided as to how bin collection would work as there are already issues collecting from this area. The siting of the bin storage gives rise to an environmental issue	

	in relation to nearby buildings. • Amenity issues: at present users of the back hall cannot see into neighbours gardens or properties. The new floor will mean that there is a privacy issue in relation to neighbours. It is WTC's understanding that Stratton Terrace is a private road and that the developer does not have access rights to park on or to move along the road. The lack of access rights might also be in relation to pedestrian access as well as vehicular. As such, if consent was given, then WTC would like to see, prior to any work starting, a Construction Management Plan detailing how traffic on the main road would be handled, how materials are going to be delivered and stored, how waste would be stored and collected, where construction workers would park, along with the agreed hours when work can take place. SE/24/01610/HOUSE 33 London Road, Westerham TN16 1BB Demolish conservatory and build single storey rear extension with roof lights. WTC supports the application. • SE/24/01564/LDCPR Rowfield, Mapleton Road, Four Elms TN8 6PN Single storey rear extension and construction of new outbuilding. Demolition of rear extension, summer house, shed and chimney. WTC supports the application for the extension subject to the 50% rule. WTC objects to the outbuilding on the grounds that it would materially harm the openness of the Green Belt and Kent Downs National Landscape through its bulk. There are discrepancies between the two sets of elevation drawings. • SE/24/01650/MMA 128 London Road, Westerham TN16 1GR Amendment to 23/01028/HOUSE. WTC objects to the application as it is not in keeping with a building in the Kent Downs Natural Landscape (KDNL). The extension does not enhance or conserve the KDNL and is totally out of keeping with the existing building. Extending the depth of the extension increases its impact on the immediate neighbours to the extent that it becomes a significant amenity issue. The flat roof goes against the Westerham Design Statement.	
6.	<u>Planning Decisions</u> • SE/24/01019/HOUSE 42 Granville Road, Westerham TN16 Loft conversion with rear dormer and rooflights. Granted • SE/24/00991/FUL Beresford Place, Main Road, Crockham Hill TN8 Demolition of existing dwelling and erection of replacement dwelling. Refused	

	- SE/24/00765/HOUSE Sunnyside, 32 London Road, Westerham TN16 Conversion of existing garage to provide ancillary residential accommodation. Granted - SE/24/01117/LDCPR Beacon Hill, Farley Lane, Westerham TN16 Erection of a new detached outbuilding. Refused - SE/24/01077/LDCPR Hosey Trees, Hosey Hill, Westerham TN16 New larger dormer to replace existing. Refused	
7.	<u>Planning Issues</u> 7.1 SDC Local Plan Regulation 18 Consultation – At the SDC Development and Conservation Advisory Committee meeting on 11th July SDC agreed to delay the report until the winter and the Reg 19 consultation would then take place in January/February 2025. 7.2 Tandridge District Council Draft Local Plan – Dates regarding the Local Plan had been published on the TDC website. 7.3 Covers Farm – The application was heard by KCC on 15th July and a decision was taken to refuse the application. Cllr Robson represented WTC at the hearing. KCC Cllr Chard to be thanked for all his help.	
8.	<u>Reports from Councillors</u> Cllr Robson had watched the SDC Development and Conservation Advisory Committee meeting on 11th July. Cllr Robson had attended the KCC Planning Committee on 15th July regarding Covers Farm.	
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 1st August 2024 Cllrs Coen and Robson gave their apologies for 1st and 15th August.	

The meeting was concluded at 10.45 am.

Minutes confirmed as a correct record:

Chairman