

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 10th October 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)
Six members of the public

Item		Action
1.	<u>Apologies for Absence</u> Apologies were received and accepted from Cllr Bird – holiday.	
2.	<u>Declarations of Interest not previously declared</u> Cllr Coen - 24/02151/HOUSE and 24/02505/NMA.	
3.	<u>Minutes of the Meeting held on 26th September</u> Minutes from the meeting on 26th September were approved at Council on 7 th October.	
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 Coen left the meeting. 24/02151/HOUSE The Old Barn, Westerham Road, Westerham TN16 1QL Single storey infill extension with rooflights. WTC supports the application subject to the 50% rule. Cllr Coen re-joined the meeting. 24/02500/LDCPR 21 South Bank, Westerham TN16 1EN The proposed use is to provide long-term residential care for children and young people in a structured and secure setting. WTC objects to this application on the following grounds and would expect to	

	see a full planning application for this property: - • The site plan is incorrect. • Westerham would be losing a residential family home • This is a change from C3a to C2 and not to C3B as stated in the application. There is no-one on site who is in overall charge whose residence this would be such that the body of people staying within the property could be termed a 'household'. This would be a 'children's home'. • There is limited parking associated with the property and more would likely be required for such a business. South Bank is a private unadopted congested narrow road and visitors to the property would not be able to just park anywhere along the road. • Works on the property have already commenced and WTC has concerns that the work being carried out may be material to this application and may be being done without appropriate planning permission. • WTC has concerns regarding the emergency access to the property (e.g. in the event of a fire, or a child getting out onto the extension roof) as the only access is from the front. • There are concerns regarding highways safety as the private access road is also a public footpath used by a large number of children going to and from Churchill Primary School. • There is not enough information in the application regarding how many young people would live in the building, who would be living on site, how many bedrooms would be needed or what changes would be required to the building to make it fit for purpose? WTC believes that the information needed to answer these questions is material. • There are possible amenity issues for the neighbours • If this development went ahead, WTC is concerned that there would be material impact on the character of what is a quiet residential cul-de-sac. • Would a Fire Engine be able to access the site? Cllr Coen left the meeting. • 24/02505/NMA Beresford Place Main Road Crockham Hill Kent TN8 6TE Non-material amendment to 23/03145/HOUSE Refer to SDC Officers Cllr Coen re-joined the meeting. • 24/02581/HOUSE Rose Cottage, Lodge Lane, Westerham Kent TN16 1RJ Demolish existing single storey extension to be replaced by single storey extension with part glazed pitch roof and part flat roof with roof light. WTC supports the application subject to the extension not proving to be disproportionate.	
6.	<u>Planning Decisions</u> • 24/01883/LDCPR	

	13a Westways, Westerham TN16 1TT Converting existing loft space into habitable space and the construction of a rear dormer with rooflights and Juliet balcony. Refused 24/01778/PAC Land at Seasons Farm, Pootings Road, Crockham Hill TN8 6SD Change of Use Prior notification for a change of use from agricultural use to residential dwelling and associated operational development. This application is made under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior Approval Refused 24/01600/FUL Drill Hall, High Street, Westerham TN16 1RF Convert and change the use of the building into 4 self-contained flats. Refused 24/00429/FUL Rowfield, Mapleton Road, Four Elms, Westerham TN16 Demolition of house and 7 outbuildings. Erection of 3 bedroom single storey dwelling. Granted 24/02082/HOUSE 8 Bloomfield Terrace, Westerham TN16 Addition of a garden home office and a garage/store. Granted 24/02109/HOUSE 75 Madan Road, Westerham TN16 Loft conversion to include second floor rear and side facing dormer plus rooflights. Refused 24/01907/HOUSE Trotts Hill, Trotts Lane, Westerham TN16 Detached single storey flat roofed outbuilding. Granted	
7.	<u>Planning Issues</u> 7.1 SDC Local Plan Regulation 19 Consultation – No further update. 7.2 Tandridge District Council Draft Local Plan – No further update.	
8.	<u>Reports from Councillors</u> None.	
9.	<u>Correspondence</u> 9.1 SDC Enforcement update was noted. 9.2 CPRE Countryside Voices Autumn/Winter 2024 was noted.	
10.	<u>TN16, Crockham Hill Village newsletter and website and social media</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 24 ^h October 2024.	

The meeting was concluded at 11am.

Minutes confirmed as a correct record:

Chairman