

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 7th November 2024 at 9.30 am at Russell House,
Market Square, Westerham

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

Town Clerk: Mrs A Howells (AH)

Item		Action
1.	<u>Apologies for Absence</u> None.	
2.	<u>Declarations of Interest not previously declared</u> None.	
3.	<u>Minutes of the Meeting held on 24th October</u> Minutes from the meeting on 24 th October 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> 24/02662/HOUSE 1 Westways, Westerham TN16 1TT Demolition of front porch, to be replaced with new open porch. Loft conversion with rear dormer. Part double storey side and rear extension with rear dormer extension. Alteration to fenestration. WTC objects to the application on the following grounds: - Amenity and privacy issues: The proposed dormer, whose windows are both higher than existing windows and nearer to the neighbouring property than existing windows, would directly overlook the rear of the neighbouring property and its reduction in size compared to a previous planning application does nothing to alleviate this. The first floor side window would still result in direct overlooking of the ground floor living room window of 2 Westways. Although this window would be glazed, there is nothing to stop this window being opened.	

	- While there is a reduction in scale compared to 23/02697/house, the extension would still be overbearing on the immediate neighbour. The proposals would therefore result in a loss of privacy harmful to the reasonable enjoyment of neighbouring properties and fails to comply with policy EN2. - WTC is concerned that due to the position of the house in relation to its immediate neighbour, the large wrap around extension creates a terracing effect between buildings thereby going against LS3 and BM3 of the Westerham Design guide. WTC also feels that the extension fails to conserve or enhance the National Landscape (AONB). - WTC has concerns that the footings which have already been started match what would be required for the previous planning application that was refused but are too large for the current application. 24/02706/FUL 35 Ash Road, Westerham TN16 1EJ Alterations to fenestration to rear elevation and retention of decking. WTC supports the application.	
6.	<u>Planning Appeals</u> 24/00055/RFP LN Drill Hall, High Street, Westerham TN16 1RF Convert and change o the use of the existing building into 4 self-contained flats. An appeal has been made to the Secretary of State.	
7.	<u>Planning Decisions</u> 24/02001/HOUSE Rushholme Court, Smiths Lane, Crockham Hill TN8 Single storey infill extension with rooflights to enclose elevated terrace within courtyard. Granted 24/01886/FUL Newlands, Smiths Lane, Crockham Hill TN8 Proposed development of ground mounted photovoltaic solar arrays with landscaping. Granted	
8.	<u>Planning Issues</u> 8.1 SDC Local Plan Regulation 19 Consultation – No further update. 8.2 Tandridge District Council Draft Local Plan – No further update.	
9.	<u>Consultations</u> 9.1 SDC Licensing Policy and Gambling Policy – closing date 12th November – Cllr Rodgers had reviewed the draft Policy and advised that no comments were required.	
10.	<u>Reports from Councillors</u> None.	
11.	<u>Correspondence</u>	

	11.1 SDC Enforcement update was noted. 11.2 Kent Countryside Voice – Autumn-Winter 2024/25 was noted. 11.3 CPRE AGM 22 nd November 2024 was noted.	
12.	<u>TN16, Crockham Hill Village newsletter and website and social media</u> None.	
13.	<u>Matters for District and County Councillors</u> None.	
14.	<u>Further Matters for Consideration at the next meeting</u> None.	
15.	<u>Date of next meeting</u> Thursday 21 st November 2024.	

The meeting was concluded at 10.30 am.

Minutes confirmed as a correct record:

Chairman