

## WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held  
on Thursday 2nd January 2025 at 9.30 am at Russell House,  
Market Square, Westerham

Present: Councillors: Mrs L Bird (LB) - Chair  
Mr E Boyle (EB)  
Mrs D Coen (DC)  
Mrs L Rodgers (LR)

Town Clerk: Mrs A Howells (AH)  
Four members of the public

| Item |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Action |
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| 1.   | <b><u>Apologies for Absence</u></b><br>Apologies were received and accepted from Cllr Robson – personal commitment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |
| 2.   | <b><u>Declarations of Interest not previously declared</u></b><br>Cllr Rodgers - 24/03124/FUL.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |
| 3.   | <b><u>Minutes of the Meeting held on 19th December</u></b><br>Minutes from the meeting on 19th December were approved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |
| 4.   | <b><u>Information items arising from the minutes of the previous meeting not dealt with elsewhere on the agenda</u></b><br>None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| 5.   | <b><u>Planning Applications</u></b> <ul style="list-style-type: none"> <li>24/03382/PAC</li> </ul> <b>Seasons Farm, Pootings Road, Crockham Hill TN8 6SD</b><br>Prior notification for a change of use from agricultural use to Dwellinghouses (Class C3) and associated operational development. This application is made under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015.<br><b>WTC objects to the application on the following grounds: -</b> <ul style="list-style-type: none"> <li><b>Class Q is for a change of use from agricultural to residential and this application sits outside those provisions. There has not been any evidence put forward that the building is being used for agricultural enterprise.</b></li> <li><b>The Resubmission Supporting Statement states that “....the farm enterprise operated a registered and accredited Soil association Organic Farm....”. While the enterprise has been registered the</b></li> </ul> |        |

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|  | <p>applicant has produced no evidence that anything was produced to sell. There are no company accounts, copies of bills, etc.</p> <ul style="list-style-type: none"> <li>• The proposed development would harm the open and rural nature of the site due to increased activity, additional lighting, etc. In addition, it would result in the encroachment of the hamlet of Pootings further into the Green Belt countryside. No “very special circumstances” have been put forward that would justify development within the Green Belt. Therefore, this conflicts both with the NPPF and with SDC relevant policy statements.</li> </ul> <ul style="list-style-type: none"> <li>• 24/03090/HOUSE</li> </ul> <p><b>4 Palace Road, Westerham TN16 2EH</b></p> <p>Removal of existing rear conservatory, proposed rear extension, two-storey side extension, alterations to fenestration, rooflight, removal of chimney, internal alterations and all associated works.</p> <p><b>WTC supports the application subject to the 50% rule.</b></p> <ul style="list-style-type: none"> <li>• 24/03198/MMA</li> </ul> <p><b>Land West of Little Betsoms Farm, Chestnut Avenue, Westerham TN16</b></p> <p>Amendment to 22/02873/FUL to omit the basement from plans and to slightly infill areas situated within the approved ‘H’ configuration.</p> <p><b>WTC supports the application.</b></p> <p><b>Cllr Rodgers left the meeting.</b></p> <ul style="list-style-type: none"> <li>• 24/03124/FUL</li> </ul> <p><b>The Courtyard, Market Square, Westerham TN16 1AZ</b></p> <p>Change of use of 1A, 1C and 4 The Courtyard from Class E to Class C3 residential forming a single family dwelling, new Conservation windows, screened roof terrace for air source heat pump, with reconfigured roof to house solar hot water and solar panels.</p> <p><b>WTC objects to the application on the following grounds: -</b></p> <ul style="list-style-type: none"> <li>• Further clarification is needed on the right of way, which is disputed by residents of Yew Tree Mews and on parking spaces available – there is only one space leased by the applicant in the underground car park managed by a management company owned by the residents.</li> <li>• There are concerns regarding the noise level of the heat pump. The literature provided indicates that the maximum sound level would depend upon which unit is installed with values between 50 and 61dB(A) being shown. However, what level of noise is experienced depends upon how close you are to the equipment. The ageing of the equipment also needs to be taken into account since noise levels of mechanical equipment might increase over time as equipment ages. There are also concerns regarding the vibration of the heat pumps and how this would affect residents of the Mews?</li> <li>• What is considered as being an unreasonable noise level at night is significantly lower than the values given here. The siting of a heat pump and its size is therefore an important consideration in this proposal bearing in mind the close proximity of other buildings.</li> <li>• Residents of Yew Tree Mews will suffer a loss of privacy as the roof terrace will look directly into their gardens.</li> </ul> |  |
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|     | <ul style="list-style-type: none"> <li>Some of the proposed windows will look directly into Yew Tree Mews properties.</li> <li>The installation of a roof terrace will affect the rooflines of the street scene and the roof terrace will be very visible from the public rights of way footpaths to the rear of the property.</li> <li>Any trellis or fencing would be out of keeping with the existing natural roofscape of the Mews and the Westerham Conservation Area and the Kent Downs National Landscape.</li> <li>There are flaws in the Construction Management Plan regarding the siting of the scaffolding.</li> </ul> <p>Cllr Rodgers re-joined the meeting.</p>                          |  |
| 6.  | <p><b><u>Planning Decisions</u></b></p> <ul style="list-style-type: none"> <li>24/02662/HOUSE</li> </ul> <p><b>1 Westways, Westerham TN16</b><br/>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. Alterations to fenestration.<br/><b>Refused</b></p> <ul style="list-style-type: none"> <li>24/02505/NMA</li> </ul> <p><b>Beresford Place, Main Road, Crockham Hill TN8</b><br/>Non- material amendment to 23/03145/HOUSE<br/><b>The alterations are too significant to be treated as non-material amendments, therefore a new planning application will be required.</b></p> |  |
| 7.  | <p><b><u>Planning Issues</u></b></p> <p>7.1 SDC Local Plan Regulation 19 Consultation – No further update.<br/>7.2 Tandridge District Council Draft Local Plan – No further update.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| 8.  | <p><b><u>Reports from Councillors</u></b></p> <p>None.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 9.  | <p><b><u>Correspondence</u></b></p> <p>9.1 SDC Enforcement update was noted.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| 10. | <p><b><u>TN16, Crockham Hill Village newsletter and website and social media</u></b></p> <p>None.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| 11. | <p><b><u>Matters for District and County Councillors</u></b></p> <p>None.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| 12. | <p><b><u>Further Matters for Consideration at the next meeting</u></b></p> <p>None.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| 13. | <p><b><u>Date of next meeting</u></b></p> <p>Thursday 16th January 2025.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |

The meeting was concluded at 10.30 am.

Minutes confirmed as a correct record:

Chairman