

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 27th February 2025 at 9.30 am at Russell House,
Market Square, Westerham

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

Town Clerk: Mrs A Howells (AH)
Cllr I Breminer
Cllr N Proudfoot
Seven residents

Item		Action
1.	<u>Apologies for Absence</u> Apologies were received and approved from Cllr Bird – Business commitment.	
2.	<u>Declarations of Interest not previously declared</u> None.	
3.	<u>Minutes of the Meeting held on 13th February</u> Minutes from the meeting on 13 th February 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> 25/00231/FUL Land North of Black Eagle Close, Westerham TN16 Semi-detached pair of residential bungalows. WTC objects to the application on the following grounds: - Traffic generation/highways safety – this is a narrow road and currently the refuse vehicles cannot access the road but have to collect the refuse manually. Vehicles have to park on the pavement to allow cars to be able to pass and wheelchair and buggy users have to use the road to allow them to access their properties. Increased traffic will exacerbate this situation. Some properties will have a loss of light and overshadowing from this application. The construction traffic will not be able to safely access the site and	

	there will be nowhere for construction traffic to park. • The design is not in keeping with other properties in Black Eagle Close. • There will be a negative impact on visual amenity for some of the existing residents. • There is no EV charging point detailed in the application. • Local residents and WTC are extremely concerned regarding the loss of car parking places if this application were to go ahead. Parking in the immediate vicinity of the proposed bungalows and surrounding roads is already severely limited, causing ongoing difficulties for residents. The lack of dedicated visitor parking further exacerbates the situation. Given Westerham's inadequate bus service and absence of a train station, residents have no choice but to rely on cars for daily transport and must therefore have access to suitable nearby parking. This development would not only worsen the existing shortage but would also remove valuable parking spaces, compounding the issue significantly. For residents with mobility challenges, the ability to park close to their homes is essential to maintaining their independence. Reducing parking availability in this area risks making it far more difficult for them to go about their daily lives. The development of new buildings must take existing infrastructure into account – which this application does not. WTC would ask that if the application is granted that a condition be set that all construction traffic comes and goes from/to the west to avoid the Westerham town centre and its associated pinch points. • 25/00291/FUL Heights Stables, Westerham Hill, Westerham TN16 2ED Construction of new stables, with equestrian sand school on land for continued private equestrian use allocated to Plot 7 of planning approval 24/01806/FUL. WTC supports the application. • 24/03198/MMA – Amended application Land West of Little Betsoms Farm, Chestnut Avenue, Westerham TN16 Amendment to 22/02873/FUL to change size and configuration of basement and to partially infill areas situated within the approved 'H' configuration. WTC supports the application subject to the 50% rule. • 24/03412/HOUSE & 24/03411/LBCALT – Amended application 3 Fullers Hill, Westerham TN16 1AF Demolition of existing rear addition and construction of rear extension. WTC supports the applications.	
6.	<u>Planning Decisions</u> • 24/03382/PAC Seasons Farm Pootings Road Crockham Hill Kent TN8 6SD Prior Approval Change of Use 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. Prior Approval – Refused	

	24/03446/LBCALT 26 High Street, Westerham TN16 Insertion of lantern into flat roof of rear extension. Carport and gates to parking area. Granted 24/03132/HOUSE Moorcroft Place, Mapleton Road, Westerham TN16 Demolition of ground floor rear extension. Erection of replacement extension. 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. 7.3 Covers Farm – Cllr Robson to draft the statement for the appeal and to circulate to Cllrs for their comments.	NR
8.	<u>Reports from Councillors</u> Cllr Robson would listen to the London Green Belt AGM this evening.	
9.	<u>Correspondence</u> 9.1 SDC Enforcement update was noted. 9.2 GACC Newsletter – February 2025 had been circulated. 9.3 Kent Minerals and Waste Plan 2024-39 – Notice of Publication of Inspector's Report was noted. 9.4 The Grasshopper Inn - Appeal made to the Secretary of State 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 13 th March 2025	

The meeting was concluded at 11.00 am.

Minutes confirmed as a correct record:

Chairman