

WESTERHAM TOWN COUNCIL

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

Present: Councillors: Mr N Robson (NR) – Chair
Mrs L Bird (LB)
Mr M Bortolozzo (MB)
Mrs D Coen (DC)
Mrs L Rodgers (LR)

Town Clerk: Mrs A Howells (AH)

Item		Action
1.	<u>Apologies for Absence</u> Apologies were received and accepted from Cllr Boyle – personal commitment.	
2.	<u>Declarations of Interest not previously declared</u> None.	
3.	<u>Minutes of the Meeting held on 13th March</u> Minutes from the meeting on 13 th March were approved at Council on 17 th March.	
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> 25/00620/LDCPR 2 South Bank, Westerham TN16 1EN Erection of a brick wall with railings, close boarded fencing and trellis. Refer to SDC Planning Officer. The Committee commented: - - The fence is more than 1m high from ground level in the Conservation Area. - The photos show that the existing situation does not seem to match up with the actual situation on the ground for example the wall next to the private highway off South Bank is longer than shown. - The proposed works do not seem to match up with the actual situation on the ground. - WTC is concerned that work may already have started as there is a fence part way along the side of the property albeit different to that	

	shown in the Proposed plans (and not shown in the Existing plans). 25/00688/LBCALT Force Green Farmhouse, Force Green Lane, Westerham TN16 2DN Replacement windows. WTC supports the application subject to comments from the Conservation Officer. 25/00653/HOUSE 5 Hill Top Place, Westerham TN16 2DQ Proposed garden building. WTC supports the application. 25/00707/HOUSE 40 Granville Road, Westerham TN16 1RS Part two-storey, part first floor, side extension. Single-storey rear extension with rooflights and steps to garden. Loft conversion with dormer extension and rooflights. Changes to fenestration. WTC objects to the application on the following grounds, that: - - The side extension would create a terracing effect. - There would be a possible amenity issue re lighting on the neighbours (number 42) extension side windows. - There could be an amenity issue re lighting at the back for the neighbour at number 38. - The dormer is too large and too close to the sides and top of the roof. - The combination of extensions at the side, rear and dormer would completely swamp the building and are not sympathetic to its form or to other buildings in the area. - The upper half of the rear of the building is visible from Croydon Road so the dormer would be clearly seen from Croydon Road.	
6.	<u>Planning Decisions</u> 24/03445/HOUSE 26 High Street, Westerham TN16 Insertion of lantern into flat roof of previous single storey rear extension. Carport and gates. Granted 25/00177/LBCALT Swan Cottage, 3 London Road, Westerham TN16 Re-roofing of Swan Cottage and associated works. Refused 24/03411/LBCALT & 24/03412/HOUSE 3 Fullers Hill, Westerham TN16 Demolition of existing rear addition and construction of rear extension. Granted 24/03284/HOUSE Harpersley, Trotts Lane, Westerham TN16 Demolition of garage, two storey side and rear extension and single storey front 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 – No further update.	
8.	<u>Review of Committee scope</u> The Terms of Reference had been circulated, following discussion it was agreed that Cllr Robson would draft and circulate a copy to be discussed at the next meeting. Following discussion, it was agreed that the Committee name was a good description of the work of the Committee.	NR
9.	<u>Action Plan from Strategic Business Plan</u> The draft Plan had been circulated and following discussion it was agreed that there should be two Plans, one detailing feedback for residents and one Action Plan. Cllr Robson to draft these for discussion at the next meeting.	NR
10.	<u>Reports from Councillors</u> Cllr Robson reported he had been in correspondence with Laura Trott MP regarding planning numbers for Local Plans.	
11.	<u>Correspondence</u> 11.1 SDC Enforcement update was noted. 11.2 SDC Street naming and numbering letter was noted. 11.3 SDC Street naming and number – land northwest of Croydon Road 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> Committee Scope Strategy Action Plan	
15.	<u>Date of next meeting</u> Thursday 10 th April 2025 Cllr Bird gave her apologies for this meeting.	

The meeting was concluded at 10.35 am.

Minutes confirmed as a correct record:

Chairman