

## WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held  
on Thursday 24<sup>th</sup> April 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)  
Two members of the public

| Item |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Action |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1.   | <b><u>Apologies for Absence</u></b><br>Apologies were received and accepted from Cllr Bird – business commitment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        |
| 2.   | <b><u>Declarations of Interest not previously declared</u></b><br>None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |
| 3.   | <b><u>Minutes of the Meeting held on 10<sup>th</sup> April</u></b><br>Minutes from the meeting on 10 <sup>th</sup> April 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>25/00715/HOUSE<br/><b>71 London Road, Westerham TN16 1DP</b><br/>Conversion of the existing integral garage into habitable space. Part first floor extension. Erection of a detached double garage with space within the roof area. Alterations to fenestration. Landscaping.<br/><b>WTC supports the application.</b></li> <li>25/00996/LBCALT<br/><b>Swan Cottage, 3 London Road, Westerham TN16 1BB</b><br/>Re-roofing of rear and central roof slopes of Swan Cottage and associated works.<br/><b>WTC supports the application subject to comments from the SDC Conservation Officer.</b></li> </ul> |        |

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|    | <ul style="list-style-type: none"> <li>• 24/03395/FUL – <b>Application is no longer valid due to inaccurate site plan</b><br/><b>21 South Bank, Westerham TN16 1EN</b><br/>Change of use from C3 dwelling house to C2 residential institution. New ramp at entrance.</li> <li>• 25/01007/PAC<br/><b>Land At Seasons Farm Pootings Road Crockham Hill Kent TN8 6SD</b><br/>Prior notification for a change of use from agricultural use to Dwellinghouses (Class C3) use 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. The documentation clearly states that this will be a “Gypsy and Traveller pitch”.</b></li> <li>• <b>There has not been any evidence put forward that the building is being used for agricultural enterprise. Producing certificates is not the same as proving that there has been agricultural undertakings. If an agricultural business was being run from the premises it would a simple case to show details from the company accounts, together with invoices relating to supplies and bills-of-sale relating to sales.</b></li> <li>• <b>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.</b></li> <li>• <b>To gain sight lines for the access road, major destruction of the hedgerow would need to take place.</b></li> </ul> </li> </ul> |  |
| 6. | <p><b><u>Planning Decisions</u></b></p> <ul style="list-style-type: none"> <li>• 24/03198/MMA<br/><b>Land West of Little Betsoms Farm, Chestnut Avenue, Westerham TN16</b><br/>Amendment to 22/02873/FUL to change size of basement and partially infill.<br/><b>Granted</b></li> <li>• 25/00291/FUL<br/><b>Heights Stables, Westerham Hill, Westerham TN16</b><br/>Construction of new stables, with equestrian sand school on land for continued private equestrian use to Plot 7 of planning approval 24/01806/FUL.<br/><b>Granted</b></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| 7. | <p><b><u>Planning Issues</u></b></p> <p>7.1 SDC Local Plan Regulation 18 Consultation – No further update.<br/>7.2 Tandridge District Council Draft Local Plan – No further update.<br/>7.3 Covers Farm – No further update.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| 8. | <p><b><u>Reports from Councillors</u></b></p> <p>None.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
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| 9.  | <b><u>Correspondence</u></b><br>9.1 SDC Enforcement update was noted.<br>9.2 KALC Planning Conference – 20 <sup>th</sup> June 2025 was noted.<br>9.3 CPRE Kent Countryside Spring-Summer 2025 was noted. |  |
| 10. | <b><u>TN16, Crockham Hill Village newsletter and website and social media</u></b><br>None.                                                                                                               |  |
| 11. | <b><u>Matters for District and County Councillors</u></b><br>None.                                                                                                                                       |  |
| 12. | <b><u>Further Matters for Consideration at the next meeting</u></b><br>None.                                                                                                                             |  |
| 13. | <b><u>Date of next meeting</u></b><br>Thursday 8 <sup>th</sup> May 2025                                                                                                                                  |  |

The meeting was concluded at 10.20 am.

Minutes confirmed as a correct record:

Chairman