

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 8th May 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)
Mr E Boyle (EB)
Mrs D Coen (DC)
Mrs L Rodgers (LR)

Town Clerk: Mrs A Howells (AH)
Cllr I Breminer
Six members of the public

Item		Action
1.	<u>Apologies for Absence</u> None.	
2.	<u>Declarations of Interest not previously declared</u> Cllr Coen - 25/00726/HOUSE and 25/01152/LDCPR.	
3.	<u>Minutes of the Meeting held on 24th April</u> Minutes from the meeting on 24th April 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> 24/03395/FUL 21 South Bank, Westerham TN16 1EN Change of use from C3 dwelling house to C2 residential institution. New ramp at entrance. WTC objects to the application on the following grounds: - - Westerham would be losing a much-needed residential family home therefore failing to comply with SDC's own policy H4 which seeks to protect conventional housing stock. - There is concern about the material impact of this change upon a quiet residential cul-de-sac made up solely of private houses that are washed over by the Kent Downs National landscape. - The ramp at the front of the property will change the character of the	

	building and will impact negatively upon the local character. • There is limited parking associated with the property and more would be required for such a business than for a residential property. In addition, South Bank is a private unadopted congested narrow road and visitors to the property (e.g. from Social Services) would not be able to just park anywhere along the road. • There are concerns regarding highways safety as the private access road is also a public Right of Way and is used by a large number of children going to and from Churchill Primary School. There are no pavements, and with the road being narrow and with cars parking on both sides of the road, everyone has to walk down the middle of the road. • There are concerns regarding the emergency access to the property (e.g. in the event of a fire, or a child getting out onto the extension roof) as the only access is from the front. • Large Emergency vehicles (e.g. ambulances and fire engines) would have great difficulty getting near to the front of the site due to the restricted nature of the road, especially during the evening when more cars are parked along the road once residents are home from work. • The culvert is much closer than stated in the application and the garage and garden flooded in January of this year. The recent works carried out to the back garden mean that water cannot easily dissipate and increases the risk of flooding both for this property and its neighbours. • There are ambiguities in the Design Statement in relation to how many children would be living in the house. There are also inaccuracies in the various sizing data that has been given by the Applicant. Cllr Coen left the meeting. • 25/00726/HOUSE Brook Cottage, Dairy Lane, Crockham Hill TN8 6RA Demolish modern enclosed porch and conservatory. Part single-storey, part two storey rear extension with rooflights. Changes to fenestration. Internal alterations. WTC supports the application. Cllr Coen re-joined the meeting. • 25/00645/CONVAR Chandlers Wood, Mapleton Road, Westerham TN16 1PT Variation of condition 2 (Agricultural occupancy) of APP/G2245/C/22/3313679 related to 94/01935/HIST with amendment to remove agricultural occupancy condition attached. WTC supports the application. Cllr Coen left the meeting. • 25/01152/LDCPR Coachmans, Main Road, Crockham Hill Kent TN8 6TE The construction of a new garage building and a separate new pool house building.	
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	WTC supports the application subject to the 50% rule and SDC outbuilding regulations. Cllr Coen re-joined the meeting.	
6.	<u>Planning Decisions</u> 25/00477/HOUSE French Street House, French Street, Westerham TN16 New rear gates. Granted 25/00688/LBCALT Force Green Farmhouse, Force Green Lane, Westerham TN16 Replacement windows. Granted	
7.	<u>Planning Issues</u> 7.1 SDC Local Plan Regulation 18 Consultation – No further update. 7.2 Tandridge District Council Draft Local Plan – No further update. 7.3 Covers Farm – No further update.	
8.	<u>Reports from Councillors</u> None.	
9.	<u>Correspondence</u> 9.1 SDC Enforcement update 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 22nd May 2025 Cllrs Bird and Coen gave their apologies	

The meeting was concluded at 10.55 am.

Minutes confirmed as a correct record:

Chairman