



WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held on Thursday 26th February 2015 at 9.30am in Russell House, Market Square, Westerham

Present: Councillors: Mr P Ashley (PA) – Chairman

Mr D Le Breton (DIB) Mr N Proudfoot (NP) Mrs L Rodgers (LR)

In attendance: Town Clerk: Mrs A Howells (AH)

Sixteen members of the public

Item		Action
1.	Apologies for Absence Cllr Marsh – Business Commitment	
2.	Declarations of Interest not previously declared None	
3.	Minutes of the Meeting held on 12th February 2015 were signed as a true record.	
4.	Information items arising from the minutes of the previous meeting not dealt with elsewhere on the agenda None	
5.	Planning Applications SE/15/00367/FUL Land South East of St John The Baptist Church, Hosey Hill, Westerham TN16 1TB Erection of single storey building of pitched roof design to be used as a Church room on land adjacent St John the Baptist Church WTC objects to this application. The subject site is located within the town conservation area and the Metropolitan Green Belt. The application is for a new building of contemporary design and as such fails under policy GB2 and EN21 of the saved Sevenoaks local plan. The applicant sought no pre-planning advice in this regard. In addition there is evidence to suggest that there are parking issues on the site which already cause disruption to neighbours and local road congestion when there are church meetings. Further use beyond the customary church service times would increase parking duration and, with no additional parking provision on site, consequently fail under policy EN1 (10) of the saved plan.	

	The planning committee meeting was attended by a substantial representation from the Church in support of the special circumstances set out in the Design and Access Statement accompanying the application. In this they drawn comparison with two other successful applications within the region however in both cases it would appear that there were existing buildings involved rather than a completely new building as in this case. They also argue that the Church is inappropriate to hold additional meetings and they need alternative accommodation. Within the Town there is already a well-established Hall available to the community, which is underutilized, within half a mile of the Church and with better parking provision. Westerham Town Council does not believe that the special circumstances required under saved policy GB2 of the Local Sevenoaks Plan have been adequately established. Cllr Le Breton voted for the application.	
	SE/15/00220/HOUSE Little Court, Froghole Lane, Crockham Hill TN8 6TD Part demolition, the erection of new extension and alterations to existing dwelling with ancillary external works. WTC supports this application subject to it meeting H14b of the Saved Policy.	
6.	Planning Appeals SE/14/02423/HOUSE 4 Granville Road, Westerham TN16 1RS Loft conversion with rear dormer and three roof lights. Appeal allowed	
7.	Planning Decisions • SE/14/03579/HOUSE 48 Granville Road, Westerham Demolition of existing outbuilding. Erection of a single storey rear extension. Granted	
8.	 Tree Work SE/15/00434/WTCA Home Farm, Squerryes, Goodley Stock Road, Westerham Various works to trees (CA) SE/15/00420/WTCA Kinara Restaurant, Pitts Cottage, High Street, Westerham TN16 1RQ 	
9.	Various works to trees (CA) Land at Deanery Road, Crockham Hill Cllr Ashley continued to liaise with SDC and residents.	
10.	<u>Consultations</u> None	
11.	Reports From Councillors Cllr Rodgers reported that a new bicycle shop would be opening on the far	

	side of The Green.	
12.	Correspondence The following correspondence was noted - 12.1 SDC Enforcement update 12.2 CPRE Information 12.3 Letter regarding London Airspace Consultation	
13.	Newsletter and web-site None	
14.	Matters for District and County Councillors None	
15.	Further Matters for Consideration at the next meeting None	
16.	<u>Date of next Meeting</u> Thursday 12 th March 2015	

The meeting was concluded at 10.30 am

Minutes confirmed as a correct record:

Chairman