

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held on
Thursday 16th February 2017 at 9.30 am in Russell House,
Market Square, Westerham

Present: Councillors: Mr P Ashley (PA) - Chairman
Mr A Bates (AB)
Mrs L Bird (LB)
Mr D Le Breton (DIB)

In attendance: Town Clerk: Mrs A Howells (AH)
Twenty four members of the public

Item		Action
1.	<p><u>Apologies for Absence</u> Apologies were received and accepted from Cllr Marsh – maternity leave.</p>	
2.	<p><u>Declarations of Interest not previously declared</u> None</p>	
3.	<p><u>Minutes of the Meeting held on 2ND February 2017</u> were signed as a true record.</p>	
4.	<p><u>Information items arising from the minutes of the previous meeting not dealt with elsewhere on the agenda</u> None</p>	
5.	<p><u>Planning Applications</u></p> <ul style="list-style-type: none"> • SE/16/03635/MMA Site of Bloomfield Cottage, Hortons Way, Westerham TN16 Minor material amendment to SE/16/006799/FUL for the erection of an eight unit residential apartment building to show alterations to roof design and window arrangement. Refer to SDC officers. • SE/16/03978/HOUSE Wood End, Goodley Stock Road, Crockham Hill TN8 6TA Demolition of existing garage. Proposed detached triple garage. Creation of a turning circle. WTC objects to this application as it will be a new build in the Green Belt and appears not to conform to Policy GB (c) not exceeding 50%, as calculations were not provided. 	

	<ul style="list-style-type: none"> • SE/16/03973/FUL Land North of St John the Baptist Church, Hosey Hill, Westerham TN16 Construction of an access track from Hosey Hill in an excavated cutting up to field level. Erection of entrance gates. Bund manufactured from excavated soil north of the proposed access track. Refer to SDC officers WTC would however wish to make the following observations. The applicant site is on the edge of the conservation area and the Conservation Officer should be consulted on the implication of changes to the access. KCC Highways should be asked to comment specifically about the rebating of the road at this point with regard to pedestrian use and the access to the Church premises opposite, together with the sight lines along a busy main road. Our concerns are that it will exacerbate congested road parking at this point and create dangers to pedestrians crossing the road. Finally the application site is in the Green Belt and the significant earth works required to construct this road in a cutting will impact the visual amenity of the area as well as the construction of any bund. The materials used in the road construction also suggests rather more environmental impact than implied in a “track”. • SE/17/00290/MMA Land to the South of 22 Westways, Westerham TN16 1TT Demolition of existing outbuilding, provision of two off street parking spaces and new vehicle access for existing house. New staircase to loft, new bedroom in loft, change of roof pitch. Refer to SDC Officers • SE/17/00169/FUL 2A Winterton Court, Market Square, Westerham TN16 1AL Roof conversion, one roof light to front and balcony with roof lights to rear. WTC supports the application 	
6.	<p><u>Planning Appeals</u></p> <ul style="list-style-type: none"> • SE/16/00321/CONVAR Land South East of St John The Baptist Church, Hosey Hill, Westerham TN16 1TB Variation of condition 5 and 6 – hours of use and usage. An Appeal has been sent to the Secretary of State. WTC to send further representation that the applicant has not fully complied with the parking conditions in the planning application. WTC wishes to reiterate that extending the opening hours of the hall would have a major impact on local residents and the road. Hosey Hill is a narrow road and the car park at the church is not adequate for the numbers already attending services, cars are consistently parked on double yellow lines and driveways are blocked. Extra opening hours will exacerbate this and there will be additional noise for neighbours. WTC feels the hours of opening are more than sufficient. The original conditions attached to the planning consent for the ancillary church building were vitally important given the likely increase in traffic and parking issues which would have otherwise resulted. The applicant was quite specific in arguing exceptional circumstances in their original proposal that the building was to relieve pressure on the presbytery when church functions required its use. WTC were clear in their own objections that the use of 	

	<p>Westerham Hall less than half a mile away was a perfectly acceptable venue for other events with much better parking facilities. As a result WTC strongly supports SDC in seeking a rejection of this appeal.</p>	
7.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> • SE/16/03474/CAN BT Telephone Box north of junction with Main Road, Spout Lane, Crockham Hill TN8 6RS Removal of BT Public Payphone No objection lodged • SE/16/03473/CAN BT Telephone Box, West of Holly Bungalow, Pootings Road, Crockham Hill TN8 6SD Removal of BT Public Payphone Objection lodged • SE/16/03854/LBCALT Land East of Crockham House, Hosey Common Road, Westerham Demolition of existing building comprised of two flats above garages and erection of a new dwelling with carport, extended access and associated works. Refused • SE/16/03836/FUL National Westminster Bank plc, 8 Market Square, Westerham TN16 Proposed alterations to front elevation. Refused • SE/03537/FUL & SE/03538/LBCALT 22 and 24 Market Square, Westerham TN16 Change of use of existing office from B1 to C3. Division and alterations of internal space. Granted 	
8.	<p><u>Design Statement</u> Cllr Ashley met last week with the Planning Consultant and the draft was proceeding well.</p>	
9.	<p><u>Consultations</u> 9.1 GACC response to Night Flight Restrictions was noted.</p>	
10.	<p><u>Reports from Councillors</u> None</p>	
11.	<p><u>Correspondence</u> 11.1 SDC Enforcement update was noted. 11.2 SDC Call for Brownfield land, the Clerk to respond. 11.3 Letter to DPD CEO re Moorhouse site was noted. 11.4 GACC Flight path policy changes was noted.</p>	AH

12.	<u>TN16 and web-site</u> None	
13.	<u>Matters for District and County Councillors</u> None	
14.	<u>Further Matters for Consideration at the next meeting</u> None	
15.	<u>Date of next meeting</u> Thursday 2 nd March 2017 Cllr Le Breton gave his apologies.	

The meeting was concluded at 11.00 pm

Minutes confirmed as a correct record:

Chairman