

## WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held on  
Thursday 9<sup>th</sup> November 2017 at 9.30 am in Russell House,  
Market Square, Westerham

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

In attendance:            Town Clerk:    Mrs A Howells (AH)  
   One member of the public

Item		Action
1.	<p><b><u>Apologies for Absence</u></b> Apologies were received and accepted from Cllr Bates – work commitment and Cllr Marsh – personal commitment.</p>	
2.	<p><b><u>Declarations of Interest not previously declared</u></b> None</p>	
3.	<p><b><u>Minutes of the Meeting held on 26th October 2017</u></b> were agreed and signed.</p>	
4.	<p><b><u>Information items arising from the minutes of the previous meeting not dealt with elsewhere on the agenda</u></b> None</p>	
5.	<p><b><u>Planning Applications</u></b></p> <ul style="list-style-type: none"> <li>• SE/17/03279/FUL</li> </ul> <p><b>Westerham Heights Farm, Westerham Hill, Westerham TN16 2ED</b> Demolition of existing buildings and erection of 5 detached dwellings with attached garages. Erection of 3 detached business units each with car parking. Formation of improved access road. Associated landscaping and tree planting.</p> <p><b>WTC supports the redevelopment of this site that has been the subject of significant issues over more than twenty five years through inappropriate development, illegal activities and infringement on the Green Belt. Various previous applications discussed with this Council have failed to materialize and it is hoped that a satisfactory outcome to this approach will succeed.</b></p> <p><b>The principal of a mixed development is acceptable despite not meeting GB policies on replacement buildings in the same use. In order to make this economically viable we accept the proposed changes subject to the overall scheme meeting all other requirements of GB policies in terms of scale, bulk</b></p>	

	<p>and visual intrusion given its elevated position. It would have been preferable to have smaller houses in view of the district need but understand policy issues. We would however request that SDC insist that the land to the west of the site, incorporated into the new dwelling curtilages, which was previously illegally expropriated for commercial storage and dumping, is returned to the Green Belt and any remedial clean-up of industrial pollution is undertaken. We would also wish to see an acceptable lighting management scheme to reflect the sensitivity of the site to light pollution as well as a limitation on commercial operations during anti-social hours.</p> <ul style="list-style-type: none"> <li>• SE/17/03376/LBCALT <b>Chartwell, Mapleton Road, Westerham TN16 1PS</b> Underpinning and reinforcement of the North Kitchen Garden Wall at Chartwell. <b>WTC supports the application subject to confirmation from the Conservation Officer.</b></li> <li>• SE/17/03412/HOUSE <b>3 Fountain Park, Westerham TN16 1QH</b> Erection of side ground floor extension with French doors with new roof and roof lights. Erection of a shed. <b>Refer to SDC Officers with regard to any existing planning restrictions on further extensions.</b></li> </ul>	
6.	<p><b><u>Planning Decisions</u></b></p> <ul style="list-style-type: none"> <li>• SE/17/02704/HOUSE <b>Chartcote, Goodley Stock Road,, Crockham Hill TN8</b> Erection of a first floor and 2 storey rear extension. Replacement porch canopy to rear. <b>Granted</b></li> <li>• SE/17/02075/LDCEX <b>Westerham Golf Club, Westerham Road, Westerham TN16</b> Use of existing golf club house for wedding receptions <b>Refused</b></li> <li>• SE/17/02772/LDCEX <b>The Lodge, Quebec Square, Westerham TN16</b> It is confirmed that permission 72/22226 was enacted is therefore extant by the construction of the single storey extension. <b>Withdrawn</b></li> </ul>	
7.	<p><b><u>Planning Appeals</u></b></p> <ul style="list-style-type: none"> <li>• SE/16/03973/FUL <b>Hosey Hill, Westerham TN16 1TB</b> Construction of an access track <b>Appeal dismissed</b></li> </ul>	
8.	<p><b><u>Tree Work</u></b></p> <ul style="list-style-type: none"> <li>• SE/17/03378/WTCA</li> </ul>	

	<p><b>2 Squerryes Farm Cottages, Squerryes, Westerham TN16 1SL</b> Various work to trees.</p> <ul style="list-style-type: none"> <li>• SE/17/03377/WTCA</li> </ul> <p><b>31 Squerryes Mede, Westerham TN16 1SW</b> Trim back tree in front of house by approximately 25 – 30%</p> <ul style="list-style-type: none"> <li>• SE/17/03427/WTCA</li> </ul> <p><b>Stable Cottage, Squerryes, Goodley Stock Road, Westerham TN16 1SL</b> Removal of overgrown conifer</p> <ul style="list-style-type: none"> <li>• SE/17/03434/WTCA</li> </ul> <p><b>Park Cottage, High Street, Westerham TN16 1RQ</b> Copper beech tree – to fell due to causing excessive cracking of walls and movement of a listed building.</p>	
9.	<p><b><u>Design Statement</u></b> Cllr Ashley reported that he had written to SDC requesting that they incorporate an amendment regarding utilities - "The provision of utility services is fundamental to modern living. From the planning point of view, these services are essential components of the basic infrastructure. The planning of their provisions should be well coordinated and integrated into the overall planning of new development such that a coherent and aesthetic design can be achieved. Adequate mitigation measures on building design, screening and landscaping should be incorporated to ensure that the buildings/structures of the utility installations/services could blend in with their surroundings and no unacceptable adverse environmental impacts, including visual impact, would be generated."</p>	
10.	<p><b><u>Consultations</u></b> 10.1 DCLG Consultation – Planning for the right homes in the right places – The Committee considered that this consultation was an academic exercise which they were not equipped to respond to.</p>	
11.	<p><b><u>Reports from Councillors</u></b> Cllr Bird reported that she and the Clerk had attended the SDC Housing Forum on 3<sup>rd</sup> November.</p>	
12.	<p><b><u>Correspondence</u></b> 12.1 SDC Enforcement update was noted. 12.2 SDC emails regarding 16 Westways were noted. 12.3 Copy of a letter regarding Crockham Hill School regarding roadway and trees near to the School to be passed to H&amp;L Committee.</p>	
13.	<p><b><u>TN16 and website</u></b> None</p>	
14.	<p><b><u>Matters for District and County Councillors</u></b> None</p>	

15.	<b><u>Further Matters for Consideration at the next meeting</u></b> None	
16.	<b><u>Date of next meeting</u></b> Thursday 23rd November 2017	

The meeting was concluded at 10.35 am

Minutes confirmed as a correct record:

Chairman