



WESTERHAM TOWN COUNCIL

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Chairman: Alan Wesley

Town Clerk: Angela Howells

Deputy Clerk: Debbie Marshall

Assistant Clerk: Deborah Rogers

Sevenoaks District Council Local Plan Regulation 19 consultation

WTC has learned that Which Way Westerham, have lodged an appeal against Sevenoaks District Council's decision to omit the WWW proposal for '600 houses, a relief road, environmental and landscape improvements and community facilities' from their Local Plan to be submitted to the Planning Inspector. Full details of the appeal can be found on our website.

The appeal will be heard as part of the Planning Inspector's Public Examination which will be held probably later this year. As soon as we have further information about this we will let you know. Rest assured that your Council will continue to represent the views of the community and Keep You Informed.

Moorhouse Planning application - REFUSED

Thursday 7th March saw a large number of Westerham residents join with their neighbours from Oxted and Limpsfield in protesting against the application to develop a DPD depot at Moorhouse. They - and their placards - were at the meeting of Tandridge District Council's Planning Committee at which the application was to be decided. Arguments both for and against were heard, and disappointment and disbelief was expressed that both Kent and Surrey Highways had not objected to the application. But the most cogent argument against the development was the damage that such a large building would do to the openness of the Green Belt. It was this that proved the deciding factor and by a narrow margin the Planning Committee voted to refuse the application.

Westerham Town Council were not permitted to speak at the committee meeting, but had sent a statement to its members (statement below). Its statement was read out on its behalf by Cllr Catherine Sayer, whose interventions in the debate were instrumental in the committee reaching its conclusion to refuse.

Statement from Westerham Town Council for Planning Committee Meeting of Tandridge District Council, Thursday 8th March 2019 Application 2018/1792 - Westerham Town Council wishes to place on record its objections, not only to this application, but also to the conclusions reached in the Officer's Report. Its objections, lodged to the 2015 and 2017 applications still stand. These were on the grounds of inappropriate development in the Green Belt with insufficient very special circumstances, of failure to conserve and enhance the Area of Outstanding Natural Beauty and of



traffic and environmental impacts on the surrounding areas, especially those to the east of the proposed development. These were the precise grounds on which the 2015 application was refused. Westerham Town Council fails to see how the detailed 2018 application together with the 'additional information' provide sufficient evidence for the original decision to refuse to be overturned. Green Belt: WTC argues that in seeking to change the status of this site, removing it from the Surrey Hills AONB and Green Belt, the District Council has failed to address NPPF policies in that any decision must be informed by discussions with neighbouring authorities, of which there have been none. Also that through the District Local Plan they should fully examine all other options before considering changes to the Green Belt. Although TDC have sought to achieve this change in their emerging plan this has yet to be examined and the current plan must, therefore, be the overriding policy guidelines. Assessing this site as 'previously developed land' ignores the pre-existing obligation to restore the land to 'a suitable use such as agriculture or forestry' set out in planning consents TA/87/532 and TA/91/373. The site must therefore be considered as Green Belt and not as previously developed land. Previous planning consents reflect this in that buildings constructed after 1948 carry a condition that they must be removed on cessation of tile manufacturing (TA/2007/226 as example) There are 20 existing structures on the site at present of varying size and bulk, but all of modest form. Replacing them all with a single huge warehouse and lighting poles of 12 metres must have a negative impact on the landscape, notwithstanding any landscaping that can mitigate it. In addition the site will operate on a 24 hour schedule with round the clock traffic and lighting to accommodate this. Again it must have a negative impact on the surrounding environment. Area of Outstanding Natural Beauty: NPPF sets out the duty is to 'conserve and enhance' these nationally important areas, which have the highest level of protection. The recommendation in the Officer's Report is in contradiction of TDC's Core Strategy Policies CSP 20 and 21 as well as to NPPF para 172, but also to Policies LU1, LU2 and LU3 of the Surrey Hills AONB Management Plan 2014-2019, which has been formally adopted by the constituent planning authorities, including Tandridge. It also contradicts the previous decision to refuse on the grounds of the urbanising effect of the buildings and intensification of activity, neither of which are changed in the current application. Both Surrey Hills AONB and Sevenoaks District Council, registered their objection to the development on the above two grounds, as have a great number of local residents. TDC should be advised that should this application be granted, the procedure followed in reaching such a decision could be challenged and go to Judicial Review. Traffic: Neither County Highway Authority has raised objections to the current application. However the basis of the traffic projections is unchallenged figures supplied by the developer of the number of parcels delivered into the proposed area on a February day in 2017. As the figure provided seemed unduly high compared with other DPD depots data from other dates were requested. This request has been consistently refused. The current situation is therefore that the traffic forecasts are based entirely on unchallenged figures provided by the applicant. [It is also clear from the objections to this proposal from local organisations, representative bodies, MPs and residents from both sides of the county border that they do not share the Highways Authorities views, nor do they agree that current modelling applications used do reflect the reality of traffic along the A25 to the A 21 – the route to be taken by 77% of the LGVs from this development.] Westerham Town Council is



advised that should this application be granted, there are grounds for Judicial Review of the decision, advice it would follow up.

**WESTERHAM TOWN COUNCIL
(including Crockham Hill Ward)
ANNUAL TOWN MEETING**

**Wednesday 10th April 2018, at 7.30 pm
Westerham Hall, Quebec Avenue, Westerham**

**Come and celebrate with your Town Council and see what the Council has
achieved over the past four years.**

A G E N D A

1. The next generation – Sea Cadets activities
2. The 'business of the meeting'
 - Apologies
 - Minutes 18th April 2018
3. Chairman's Report 2018/19
Review of 4 year performance
4. Looking forward – Local planning issues – what next!
 - SDC Local Plan
 - Moorhouse DPD
 - Covers Farm restoration
5. Your Views – Priorities for next Council?
6. Any questions?



FREE FAMILY FUN SESSION

**Thursday 11th April, 10:00am – 1:00pm
Westerham Hall, Quebec Avenue**

Come and join in the fun
See the magic person and have your face painted

There will be crafts, a bouncy castle, and indoor games

No need to book just turn up. Suitable for ages 2-12.

Children must be supervised by an adult at all times.

Event sponsored by Westerham Town Council

BARLEY CHARITY APPLICATIONS – CLOSING DATE 31 March 2019

Westerham Town Council invites applications for general charitable purposes for the benefit of the residents of Westerham parish.

Please apply in writing to the Town Clerk to request an application form or download from our website westerhamtowncouncil.gov.uk/barley-charity

Grow your own – rent an allotment!



Allotment gardening is a great way to keep fit, enjoy the fresh air, make new friends and grow your own fresh produce. Allotment gardening is hard work, but very rewarding! Westerham Town Council has a small number of full and half allotment plots for rent at each of their 3 sites: Bloomfield, Currant Hill and Farley Allotments.

This season we will be creating some raised beds at the Currant Hill site, which will offer disabled and elderly residents the opportunity to access allotment gardening.

The cost of renting a full allotment is just 12p a day (£44 per year).

For more information, contact the Deputy Clerk on: 01959 562147.

FORTHCOMING 2019

TOWN COUNCIL MEETINGS

April

- 8th Highways and Lighting
- 10th Annual Town Meeting – Westerham Hall
- 11th Planning and Development
- 15th Youth & Community
- 25th Planning and Development

Members of the public are very welcome to attend these meetings. The first ten minutes of every meeting are available for members of the public to raise any issues with Councillors. All meetings start at 7.30 p.m. - except Planning which is held at 9.30 am - in the Town Council Chamber in Russell House. Meeting agenda's and minutes are published on our website westerhamtowncouncil.gov.uk