WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held virtually on Thursday 7th January 2021 at 9.30 am

Present: Councillors: Mr N Robson (NR) – Chairman
Mrs L Bird (LB)
Mrs D Coen (DC)
Dr S Kay (SK)
Mr C Pither (PC)

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

Item		Action
1.	This meeting was held virtually using Zoom due to Covid 19. **Apologies for Absence** None.	
2.	**Declarations of Interest not previously declared** None.	
3.	**Minutes of the Meeting held on 17th December 2020** Minutes from the meeting on 17th December were approved.	
4.	**Information items arising from the minutes of the previous meeting not dealt with elsewhere on the agenda** None	
5.	**Planning Applications** • SE/20/03676/FUL **22 – 24 Granville Road, Westerham TN16 1RS** Erection of a new detached bungalow at the rear of 22 – 24 Granville Road. **WTC objects to the application: -** • **Inappropriate overdevelopment of the site. The density of the proposed application does not reflect the surrounding locality and does not enhance the street scene – LS2 – Westerham Design Statement.** • **The infill does not reflect the character of the area and the proposed density of the site is not consistent with achieving good design – SC10 – Westerham Design Statement, SDC Core Strategy SP7.** • **WTC objects on the grounds of privacy as this development would cause a new road (which is barely the width of a car) to be built right alongside the back garden of 26 Granville Road. The proposed dwelling would be very close to the back garden of those in Westways. This is all contrary to Policy EN2 of the ADMP as it does not safeguard**	

	the amenities of nearby properties. • **Bearing in mind that Westerham does not have a rail link, and is poorly serviced by buses, increased densification of this type cannot be supported on the grounds of future residents having good access to services.** • SE/20/03664/HOUSE **The Coach House, Froghole Lane, Crockham Hill TN8 6TD** Demolish existing building to replace with proposed detached garden building. **Refer to SDC Officers.** **WTC would make the comments that the new building represents at least a 52.5% increase in size with regard to the existing building if not more. The proposed building would overshadow and change the street scene in Froghole Lane . The NPPF states that construction of new buildings within the Green Belt should be considered as being inappropriate unless they meet one of several possible exceptions and this building does not meet any of the possible exceptions.**	
6.	**<u>Planning Appeals</u>** • SE/20/00650/HOUSE **Land at Little Mariners, Froghole Lane, Crockham Hill TN8 6TD** Construction of detached garage **Appeal allowed**	
7.	**<u>Planning Decisions</u>** • SE/20/02966/HOUSE **Cathedral Cottage, Croydon Road, Westerham TN16** Erection of first floor extension with balcony to the north east elevation. **Refused** • SE/20/03009/LBCALT **Darenth, Vicarage Hill, Westerham TN16** Repair of existing beam. **Granted** • SE/20/02289/FUL **Garage East of 1 Farley Nursery, Westerham TN16** Conversion and extension of existing garage to form a new dwelling. **Refused** • SE/20/02991/HOUSE **Holly Bank, 126 London Road, Westerham TN16** Enlarging of existing roof room to include a larger dormer. **Granted** • SE/20/03569/ADJ **Rooks Nest, Moorhouse Road, Westerham TN16**	

	Demolition of existing garage and front porch, erection of first floor side extension. **Objection Lodged** • SE/20/01874/FUL **Westerham Lodge, Quebec Square, Westerham TN16 1TD** Change of use of land to create an alternative access with alterations to wall and associated driveway. **Refused** • SE/20/02505/HOUSE **2 The Paddock, Westerham TN16 1ER** Single storey side, front and porch extension. **Granted** • SE/20/03000/HOUSE **Moretons Lodge, Trotts Lane, Westerham TN16** Demolition of 2 sheds, 2 storey side extension to existing dwelling. Alterations to fenestration. **Granted** • SE/20/03216/HOUSE **71 London Roade, Westerham TN16** Single-storey extension to the front of the house, pergola, first floor extension over garage. **Granted**	
8.	**Tree Works** • SE/20/03717/WTPO **The Old Stone House, Brasted Road, Westerham TN16 1LJ** G1- remove all Holly and Thorn from behind the stable block.	
9.	**Planning Issues** 9.1 SDC Local Plan – No further update. 9.2 Tandridge District Council draft Local Plan – A report from the Planning Inspector was available to view on the TDC website. 9.3 Covers Farm – No further update.	
10.	**Reports from Councillors** None.	
11.	**Correspondence** 11.1 SDC Enforcement update was noted. 11.2 GACC Newsletter – December 2020 had been circulated.	
12.	**TN16, Edenbridge Magazine and website** None	
13.	**Matters for District and County Councillors**	

	None	
14.	**Further Matters for Consideration at the next meeting** None	
15.	**Date of next meeting** Thursday 21st January 2021	

The meeting was concluded at 10.20 am.

Minutes confirmed as a correct record:

Chairman