

## WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held  
on Thursday 1<sup>st</sup> July 2021 at 9.30 am at Russell House,  
Market Square, Westerham

Present: Councillors: Mr N Robson (NR) - Chairman  
Mrs D Coen (DC)  
Mrs H Ogden (HO)

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

Item		Action
1.	<p><b><u>Apologies for Absence</u></b> Cllrs Bird and Kay – holiday and Cllr Pither – personal commitment.</p>	
2.	<p><b><u>Declarations of Interest not previously declared</u></b> Cllr Coen - SE/21/01834/FUL</p>	
3.	<p><b><u>Minutes of the Meeting held on 24th June 2021</u></b> Minutes from the meeting on 24th June were approved.</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/21/01581/HOUSE <b>62 Madan Road, Westerham TN16 1DX</b> Ground floor side and rear extension with rooflights and patio. <b>WTC supports the application but is unclear as to the materials to be used and would expect them to be inline with the existing building.</b></li> <li>• SE/21/01934/MMA <b>1 Quebec Square, Westerham TN16 1TD</b> Minor material amendment to 20/01244/FUL <b>WTC supports the application.</b></li> <li>• SE/20/03536/DETAIL <b>Force Green Farm, Force Green Lane, Westerham TN16 2DN</b> Details pursuant to condition 8 (scheme of works) subject to SE/20/1170/FUL. <b>WTC objects to this application for the following reasons: -</b> <ul style="list-style-type: none"> <li>• <b>WTC is very concerned about the safety of traffic turning in and out of the junction, especially with the speed of the traffic primarily heading south as previously stated. With the increase in traffic due to the Doggy</b></li> </ul> </li> </ul>	

	<p>Day Care Centre, unless significant improvements are made to the layout of the road and junction (and the proposed changes would not count as being significant), this junction will become similar to that of Pilgrims Way junction to the north on the A233 where numerous major and minor accidents have occurred over the years.</p> <ul style="list-style-type: none"> <li>• In the Road Safety Audit response, against RSA Problem 4.4, the document states that Force Green Lane is not accessible from the north. This is not correct. The road is accessible from the north and whilst there is a blue advisory sign indicating that the road is unsuitable for motor vehicles, there is nothing to stop vehicles that are coming along Pilgrims Way turning into Force Green Lane. As it's easier to exit from Force Green Lane onto the A233 in a southwards direction than from Pilgrims Way, and also safer to do so, then anyone who knows the area may well turn down Force Green Lane.</li> <li>• The drawing: "HIGHWAY WORKS VISIBILITY SPLAYS LAYOUT" shows that some of the existing hedges will be taken out to improve visibility for vehicles exiting the Doggy Day Care site. These hedges might help to suppress the noise level slightly and certainly would help to screen the car parking area from view.</li> <li>• The Royal Mail post box should not be removed and should be protected. There has been no consultation with Royal Mail.</li> </ul> <ul style="list-style-type: none"> <li>• SE/21/01834/FUL <b>Crockham Hill Village Hall, Main Road, Crockham Hill TN8 6RP</b> Re-surface car parking area with associated drainage. <b>The Committee were not quorate so this would be placed on meeting Agenda for 15<sup>th</sup> July.</b></li> <li>• SE/21/01832/LDCPR <b>12 London Road, Westerham TN16 1BD</b> Remove small brick built larder at rear and replace with window. <b>Refer to SDC Officers – the drawings lack detail.</b></li> <li>• SE/21/01780/LDCPR <b>13 Farley Nursery, Westerham TN16 1RR</b> Front porch, exposed brick to match existing with tiled pitched roof. <b>WTC supports the application.</b></li> <li>• SE/21/01290/FUL <b>Garage East of 1 Farley Nursery, Westerham TN16 1RR</b> Conversion, extension and change of use of existing commercial garage into a single-occupancy dwelling (C3). <b>WTC reiterates its objections to this application.</b></li> </ul>	
6.	<p><b><u>Planning Decisions</u></b></p> <ul style="list-style-type: none"> <li>• SE/21/01092/HOUSE <b>Woodmans Folly, Smiths Lane, Crockham Hill TN8</b> Proposed garage conversion, new fenestration to front/side elevation, new balcony. <b>Granted</b></li> </ul>	

7.	<p><b><u>Planning Issues</u></b></p> <p>7.1 SDC Local Plan – The SDC Development and Conservation Advisory Committee meets on 6<sup>th</sup> July and there was a Local Plan update. The link to be sent to Cllrs.</p> <p>7.2 Tandridge District Council Draft Local Plan – No further update.</p> <p>7.3 Covers Farm – No further update.</p>	AH
8.	<p><b><u>Reports from Councillors</u></b></p> <p>Cllr Robson would be attending further training on Neighbourhood Plans today.</p>	
9.	<p><b><u>Correspondence</u></b></p> <p>9.1 SDC Enforcement – An update was circulated.</p> <p>9.2 Appeal from Halsted Parish Council – Protect the Green Belt was noted.</p>	
10.	<p><b><u>TN16, Edenbridge Magazine and website</u></b></p> <p>None.</p>	
11.	<p><b><u>Matters for District and County Councillors</u></b></p> <p>None.</p>	
12.	<p><b><u>Further Matters for Consideration at the next meeting</u></b></p> <p>None.</p>	
13.	<p><b><u>Date of next meeting</u></b></p> <p>Thursday 15<sup>th</sup> July 2021</p>	

The meeting was concluded at 10.50 am.

Minutes confirmed as a correct record:

Chairman