

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 28th April 2022 at 9.30 am at Russell House,
Market Square, Westerham

Present: Councillors: Mr N Robson (NR) - Chairman
Mrs L Bird (LB)
Mrs D Coen (DC)
Mr C Pither (CP)

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

Item		Action
1.	<u>Apologies for Absence</u> Apologies were received and approved from Cllr Kay – holiday.	
2.	<u>Declarations of Interest not previously declared</u> None.	
3.	<u>Minutes of the Meeting held on 14th April</u> Minutes from the meeting on 14 th April were approved.	
4.	<u>Information items arising from the minutes of the previous meeting not dealt with elsewhere on the agenda</u> None.	
5.	<p><u>Planning Applications</u></p> <ul style="list-style-type: none"> SE/22/00884/HOUSE Pefkias, Goodley Stock Road, Crockham Hill TN8 6TA Proposed external smooth rendering of existing home and single storey extension. WTC supports the application. SE/22/00856/HOUSE 128 London Road, Westerham TN16 1GR Construction of two storey rear extension and loft conversion. Alterations to fenestration and rooflights. WTC objects to the application as: - <ul style="list-style-type: none"> the scale of the extension does not respect the character of the existing building - against BM2 the flat roof is not sympathetic to the existing building form - against BM4 and BM5 while the amount of parking available would comply with SDC requirements, we believe that for a building of the size that is proposed, combined with the area within which the building is situated, the parking is 	

	<p>not sufficient.</p> <ul style="list-style-type: none"> • the changes would not conserve and enhance the landscape of the AONB. • there are privacy issues for the neighbours <ul style="list-style-type: none"> • SE/22/00903/HOUSE <p>93 Madan Road, Westerham TN16 1DY Loft conversion to include a hip to gable conversion and formation of dormer on rear roof slope.</p> <p>WTC objects to the application as: -</p> <ul style="list-style-type: none"> • if the development went ahead, this would be the only hipped property at this end of Madan road. • changing the roofline from a gable end to a hipped end would be totally incongruous and would ruin the symmetry of the building. • the application goes against BM2 and BM4. • the proposal would result in an incongruous feature that would fail to integrate with the other properties at that end of Madan Road resulting in a dwelling out of keeping with the character of the street scene. • the changes would not conserve and enhance the landscape of the AONB. <ul style="list-style-type: none"> • SE/22/01049/HOUSE <p>12 Madan Road, Westerham TN16 1DU Removal of chimney and construction of two dormer windows to the side elevation of the front part of the house.</p> <p>WTC objects to the application as: -</p> <ul style="list-style-type: none"> • This would result in a lop-sided building that is out of character with the street scene. The proposal would therefore fail ADMP Policy EN1 which seeks high quality design by requiring new development to respond to distinctive local character and the form and scale of existing buildings. • The proposal would also fail to satisfy guidance in the Sevenoaks Residential Extensions Supplementary Planning Document and the Westerham Design Statement which state that extensions should respect the character of the existing building, should be well proportioned and in the case of dormers, should generally be to the rear, in scale with the roof plane and set down from the ridge so as to not dominate or detract from the characteristic roof profile of the host dwelling. • The changes would not conserve and enhance the landscape of the AONB. <p>WTC reiterates its previous objections.</p>	
6.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> • SE/22/00255/HOUSE <p>Orchard Cottage, Brasted Road, Westerham TN16 Ground floor extended with new roof. Replace UPVC windows and doors. Granted</p> <ul style="list-style-type: none"> • SE/21/02785/FUL <p>Little Betsoms Farm, Chestnut Avenue, Westerham TN16 2EG</p>	

	<p>Change of use of agricultural land to residential use, erection of outbuilding, wall and creation of swimming pool.</p> <p>Refused</p> <ul style="list-style-type: none"> SE/22/00427/HOUSE <p>50 Madan Road, Westerham TN16</p> <p>Single storey rear and side extension. Enlarged basement</p> <p>Granted</p>	
7.	<p><u>Tree Work</u></p> <ul style="list-style-type: none"> Forestry Commission - FL-019-1102-2022 <p>Covers Farm, Squerryes Estate, Westerham TN16</p> <p>Felling and thinning.</p> <p>The Clerk to investigate the monument mentioned in the paperwork. No comments to be lodged.</p>	
8.	<p><u>Consultations</u></p> <p>8.1 KCC Tree Strategy Consultation – The Clerk to respond.</p>	
9.	<p><u>Planning Issues</u></p> <p>9.1 SDC Local Plan – No further update.</p> <p>9.2 Tandridge District Council Draft Local Plan – No further update</p> <p>9.3 Covers Farm – It was unclear if the application would be heard 1 May.</p>	
10.	<p><u>ECO Policy</u></p> <p>No further update.</p>	
11.	<p><u>Reports from Councillors</u></p> <p>None.</p>	
12.	<p><u>Correspondence</u></p> <p>12.1 SDC Enforcement – An update was given.</p> <p>12.2 CPRE Countryside Voices – Spring 2022 was circulated.</p>	
13.	<p><u>TN16, Edenbridge Magazine and website</u></p> <p>None.</p>	
14.	<p><u>Matters for District and County Councillors</u></p> <p>None.</p>	
15.	<p><u>Further Matters for Consideration at the next meeting</u></p> <p>None.</p>	
16.	<p><u>Date of next meeting</u></p> <p>Thursday 12th May 2022</p>	

The meeting was concluded at 10.40 am.

Minutes confirmed as a correct record: Chairman