

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 21st July 2022 at 9.30 am at Russell House,
Market Square, Westerham

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

In attendance: Town Clerk: Mrs A Howells (AH)
Six members of the public

Item		Action
1.	<u>Apologies for Absence</u> Apologies were received and accepted from Cllr Bird – business commitment.	
2.	<u>Declarations of Interest not previously declared</u> None.	
3.	<u>Minutes of the Meeting held on 7th July</u> Minutes from the meeting on 7 th July had been approved at Council on 11 th July.	
4.	<u>Information items arising from the minutes of the previous meeting not dealt with elsewhere on the agenda</u> None.	
5.	<u>Planning Applications</u> <ul style="list-style-type: none"> • SE/22/01765/HOUSE 2 Croydon Road, Westerham TN16 1EX Proposed loft conversion with rear dormer, rooflight at front and new window to side. WTC objects to the application on the following grounds: - <ul style="list-style-type: none"> • The proposed development would not be in keeping with the street scene. • The rear dormer is over large and would be clearly visible from Grange Close and this goes against Westerham Design Statement BM4 and BM5. • It is not clear whether the property already has a one storey extension, if not it would go against WDS BM3 and BM5 and is not mentioned. • SE/22/00856/HOUSE 128 London Road, Westerham TN16 1GR 	

	<p>Construction of two storey rear extension and loft conversion. Alterations to fenestration and rooflights.</p> <p>WTC objects to the application on the following grounds: -</p> <ul style="list-style-type: none"> • There are still privacy issues for the neighbours. While the current plans indicate that some windows will be frosted, the plans do not indicate which windows will be frosted. In addition as the windows could be opened, merely frosting them would do little to alleviate the privacy issue. • The large size of the extension is liable to overshadow immediate neighbours reducing the incoming light to those properties. • The scale and bulk of the extension does not respect the character of the existing buildings and goes against WDS BM2. It would have an adverse impact on the character of the site and area and the amenity of nearby residents would result in an unacceptable form of development. • The flat roof is not sympathetic to the existing building form, against WDS BM4 and BM5. • The changes would not conserve and enhance the landscape of the AONB. • There is significant safety concern regarding traffic. Any large vehicles accessing the property would need to reverse back out along the driveway, onto Oak Lodge Lane and then out into the main road (London Road). This is obviously dangerous for pedestrians and for oncoming traffic on London Road. In addition, as utilities lie only a short distance depth under the road surface of Oak Lodge Lane, there is a reasonable risk that these could be seriously impacted by additional traffic to the property. <ul style="list-style-type: none"> • SE/22/01853/HOUSE 10 Quebec Avenue, Westerham TN16 1BH Formation of vehicle access with parking. Refer to SDC Officers. WTC would have preferred to see a permeable surface rather than a hard surface given current climate change issues. • SE/22/01879/LBCALT Chartwell, Mapleton Road, Westerham TN16 1PS Internal and external works to investigate water ingress under the bellcote roof. Reinstatement and repairs to the roof as required once investigation works are complete. WTC supports the application subject to any concerns from the SDC Conservation Officer. 	
6.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> • SE/22/01326/FUL Land East of 1 Grange Close, Westerham TN16 Demolition of garage outbuilding, erection of single 2-bed detached dwelling. Refused • SE/22/01232/HOUSE 	

	<p>10 Westways, Westerham TN16 Demolition of front porch and conservatory. Single storey side and rear extension. Granted</p> <ul style="list-style-type: none"> SE/22/01204/HOUSE <p>The Haven, Hosey Hill, Westerham TN16 Demolition of conservatory, construction of two storey rear extension including rooflights. Granted</p>	
7.	<p><u>Tree Work</u></p> <ul style="list-style-type: none"> 019/2164/2022 – Forestry Commission <p>Squerryes Estate, Westerham TN16 Noted.</p>	
8.	<p><u>Consultations</u></p> <p>8.1 Gatwick Airport – additional focused consultation on Northern runway plans – Cllr Robson circulated a draft comment which was approved. Cllr Robson to submit.</p> <p>8.2 GACC – Gatwick Noise envelope – Community Group Position Paper – Cllr Robson circulated a draft comment which was approved. Cllr Robson to submit.</p>	NR NR
9.	<p><u>Planning Issues</u></p> <p>8.1 SDC Local Plan – No further update.</p> <p>8.2 Tandridge District Council Draft Local Plan – No further update.</p> <p>8.3 Covers Farm – No further update.</p>	
10.	<p><u>ECO Policy</u></p> <p>To be discussed at the September meeting.</p>	
11.	<p><u>Reports from Councillors</u></p> <p>Cllr Kay gave a report following his attendance at the CPRE meeting on 20th July.</p> <p>Cllr Coen had attended a 'soft opening' of the George & Dragon and reported that the £3m refurbishment was very impressive.</p>	
12.	<p><u>Correspondence</u></p> <p>12.1 SDC Enforcement – An update was given.</p> <p>12.2 GACC Newsletter – June/July 2022 had been 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>	

	None	
16.	<u>Date of next meeting</u> Thursday 4 th August 2022 Cllr Coen gave her apologies.	

The meeting was concluded at 11.10 am.

Minutes confirmed as a correct record:

Chairman