

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 24th November 2022 at 9.30 am at Russell House,
Market Square, Westerham

Present: Councillors: Mr R Robson (NR) - Chairman
Mrs L Bird (LB)
Mrs D Coen (DC)
Dr S Kay (SK)
Mr C Pither (CP)

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

Item		Action
1.	<u>Apologies for Absence</u> None.	
2.	<u>Declarations of Interest not previously declared</u> None.	
3.	<u>Minutes of the Meeting held on 10th November</u> Minutes from the meeting on 10 th November 2022 had been 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/22/02862/HOUSE & SE/22/02824/LBCALT <p>45 London Road, Westerham TN16 1BB Creation of new vehicle access/dropped kerb and driveway for off-street car parking. WTC objects to the application. While WTC understands the requirement for an off-road parking area, WTC objects on the grounds of safety and also because the parking area would have an adverse visual impact on a 17th/18th century Grade II listed building. The access is situated on a wide sweeping bend with limited visibility and is nearly opposite the T-junction of Quebec Avenue onto London Road. Vehicles entering or exiting the property are highly likely to cause traffic delays, to impede other traffic and would increase the potential for traffic accidents.</p> <p>Cllr Robson left the meeting. Cllr Bird took the Chair.</p>	

- SE/22/02974/HOUSE

Grey Squirrels, Hosey Hill, Westerham TN16 1TB

Refurbishment of cladding. Erection of a single storey front and side extension. Relocation of an existing summerhouse and shed.

WTC supports the application.

Cllr Robson re-joined the meeting.

- SE/22/02934/LDCEX

Gillhams Farm, French Street, Westerham TN16 1PN

Confirmation of the erection of a four bed dwellinghouse (C3: Dwelling House) and construction of wooden double garage (with basement).

Refer to SDC Officers.

- SE/22/03053/HOUSE

128 London Road, Westerham TN16 1GR

Single storey rear extension, rear dormer loft conversion and internal alterations.

WTC objects to the application on the following grounds: -

(a) The dormer has openable non frosted windows at each end and openable doors leading onto a Juliette balcony in the middle. This poses serious privacy concerns for properties within Oak Lodge Lane.

(b) Although the extension has been reduced compared to the previous application relating to this property, the scale and bulk of the extension still 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 and would result in an unacceptable form of development.

(c) The changes would not conserve and enhance the landscape of the AONB.

(d) There is significant safety concern regarding traffic. Any large vehicles accessing the property would need to reverse back out along the driveway, onto to 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 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.

(e) The dormer which is the full width of the building would dominate the roof plane and would create the impression of a third storey contrary to the Residential Extensions SPD and Westerham Design Statement.


- SE/22/02996/DETAIL

Bruce's Doggy Day Care, Force Green Farm, Force Green Lane, Westerham TN16 2DN

Details pursuant to condition 4 subject to SE/20/01170/FUL.

WTC makes the following comments: -

- **WTC objects to any removal of vegetation and trees as any removal goes against Condition 5 which has already been agreed. There will be privacy**

	<p>and noise issues if this is removed.</p> <ul style="list-style-type: none"> • The proposed plans for the junction will make a dangerous junction even more dangerous as with no 'in' and 'out' traffic may have to queue on the A233. WTC has serious concerns about road safety as the plans will provide less visibility and it will be a sharper turn. • WTC does not understand the purpose of the proposed path as this is a country lane and a wide path would harm the rural character of the area. If such a path were to be put in place, due to localised flooding issues, adequate drainage would need to be provided as part of the construction. <p>This is the current junction. The current entrance shows that it is a shared entrance with the cottage opposite. There is a concern that the changes envisaged would severely impact access and egress to both cottages. The entrance to the site is also a shared entrance.</p>  <p>SDC has received notification of the following two application and is considering whether additional details are required: -</p> <ul style="list-style-type: none"> • SE/22/03104/AGRNOT - Force Green Farm, Force Green Lane, Westerham TN16 1GR Erection of fertilizer storage tank • SE/22/03105/AGRNOT – Land North of Betsoms Farm House, Westerham Hill, Westerham Erection of fertilizer storage tank 	
6.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> • SE/22/02577/HOUSE Brook Cottage, Dairy Lane, Crockham Hill TN8 Removal of rear and side extensions, erection of two storey extension with basement and single storey side extension. Refused • SE/22/02384/HOUSE Trotts Cottage, Trotts Lane, Westerham TN16 Erection of a part two storey, part single storey rear extension. Roof alterations. Granted 	
7.	<p><u>Tree Work</u></p> <p>The following tree work has been received from Squerryes Court, Goodley Stock Road, Westerham: -</p> <ul style="list-style-type: none"> • SE/22/03037/WTCA • SE/22/03040/WTCA • SE/22/03043/WTCA 	

	<ul style="list-style-type: none"> • SE/22/03045/WTCA • SE/22/03047/WTCA 	
8.	<p><u>Consultations</u></p> <p>8.1 Biggin Hill Airport FASI-South Airspace Change – Two new routes were noted.</p>	
9.	<p><u>Planning Issues</u></p> <p>9.1 SDC Local Plan regulation 18 Consultation – Following discussion it was agreed the Cllrs would send comments to Cllr Robson who would draft a response to go to Council on 5th December.</p> <p>9.2 Tandridge District Council Draft Local Plan – Cllr Robson reported that TDC made a recommendation that they do not proceed with commissioning or undertaking further work for the time-being on the emerging Local Plan and that they stop publishing monthly updates on progress.</p> <p>9.3 Covers Farm - no new updates</p>	Cllrs
10.	<p><u>Reports from Councillors</u></p> <p>Cllr Pither reported some fly tipping on Pilgrims Way.</p> <p>Cllr Pither reported a growing crime issue in Biggin Hill that Westerham should be made aware of. The PCSO to be informed.</p>	AH
11.	<p><u>Correspondence</u></p> <p>11.1 SDC Enforcement update.</p>	
12.	<p><u>TN16, Crockham Hill Village newsletter and website</u></p> <p>None.</p>	
13.	<p><u>Matters for District and County Councillors</u></p> <p>None.</p>	
14.	<p><u>Further Matters for Consideration at the next meeting</u></p> <p>None</p>	
15.	<p><u>Date of next meeting</u></p> <p>Thursday 8th December 2022</p> <p>Cllr Bird gave her apologies</p>	

The meeting was concluded at 11.20 am.

Minutes confirmed as a correct record:

Chairman