

## WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held  
on Thursday 8th December 2022 at 9.30 am at Russell House,  
Market Square, Westerham

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

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

Item		Action
1.	<b><u>Apologies for Absence</u></b> Apologies were received and accepted from Cllr Bird – business commitment.	
2.	<b><u>Declarations of Interest not previously declared</u></b> Cllr Coen - SE/22/02995/FUL	
3.	<b><u>Minutes of the Meeting held on 24<sup>th</sup> November</u></b> Minutes from the meeting on 24 <sup>th</sup> November 2022 had been approved at Council on 5 <sup>th</sup> December.	
4.	<b><u>Information items arising from the minutes of the previous meeting not dealt with elsewhere on the agenda</u></b> None.	
5.	<b><u>Planning Applications</u></b> <ul style="list-style-type: none"> <li>• SE/22/03075/FUL <b>Winston Churchill Lodge, Vicarage Hill, Westerham TN16 1TL</b> Change of use from office outbuilding to holiday let. <b>Refer to SDC Officers.</b> <b>The Committee was concerned that parking was taking place on the pavement so wheelchairs and buggies had to go out into the road at a particular narrow part of the A25.</b></li> <li>• SE/22/02873/FUL <b>Land West of Little Betsoms Farm, Chestnut Avenue, Westerham TN16</b> Demolition of disused former pool house and changing rooms and erection of a new detached dwelling with associated basemen, curtilage and parking. New driveway and access with entrance gates. Associated hard and soft landscaping. <b>Refer to SDC Officers.</b> <b>WTC requests that all the previous conditions are imposed on the applicant.</b></li> </ul>	

	<p><b>There was also concern that the statement at paragraphs 1.1.7 and 7.1.6 mentions five houses being built.</b></p> <ul style="list-style-type: none"> <li>• SE/22/02087/FUL  <b>1 Fullers Hill, Westerham TN16 1AF</b>  Change of use from retail to live/work unit. Alterations to existing roof lights and addition of new rooflights on rear elevation and clerestory window on front elevation.  <b>Refer to SDC Officers. The Committee reiterates its previous comments.</b></li> <li>• SE/22/02683/FUL  <b>Moorcroft Place, Mapleton Road, Westerham TN16 1PS</b>  Demolition of three outbuildings and associated hard landscaping. Replacement with single storey raised platform treehouse.  <b>Refer to SDC Officers.</b>  <b>The Committee were very concerned that what has been built bears no resemblance to the granted application and that the removal of outbuildings to enable the building of such a major structure had not taken place.</b></li> <li>• SE/22/02995/FUL  <b>Lewins Coach House, Spout Lane, Crockham Hill TN8 6RT</b>  A single storey breakfast/dining room extension, conversion of storage spaces to form a snug with a bedroom, en-suite and dressing room within the roof. It is proposed that a new detached double garage is to be sited in the garden to the south of the house with new parking/turning space in front and a discretely located solar panel array.  <b>Refer to SDC Officers.</b>  <b>The Committee had concern about the flat roof as it goes against the Westerham Design Statement CHBM3 and the visibility of the solar panels to both neighbours and to walkers within the area near the property.</b></li> <li>• SE/22/03020/CONVAR  <b>Heights Stables, Westerham Hill, Westerham TN16 2ED</b>  Removal of condition 6 (self-housing) of 21/01291/FUL. Construction of new buildings and conversion to provide 5 dwellings for self-build, with off street parking, garages, garden areas and landscaping. Including associated demolition of existing equestrian buildings and removal of mobile homes to facilitate the development's feasibility.  <b>WTC supports the application subject to the design of the houses staying as was originally approved and not being changed.</b></li> </ul>	
6.	<p><b><u>Planning Decisions</u></b></p> <ul style="list-style-type: none"> <li>• SE/22/01991/LBCALT  <b>3 Watkins Yard, Quebec Square, Westerham TN16</b>  Internal alterations.  <b>Granted</b></li> <li>• SE/22/01230/HOUSE  <b>East Cottage, Hosey Common Road, Westerham TN16</b></li> </ul>	

	<p>Replacement garage and associated landscaping. <b>Granted</b></p> <ul style="list-style-type: none"> <li>• SE/22/02680/HOUSE <b>1 Granville Road, Westerham TN16</b> Demolition of conservatory. Raise external walls and replace flat roof with a pitched roof . <b>Granted</b></li> <li>• SE/22/02543/HOUSE <b>The Red House, Kent Hatch Road, Crockham Hill TN8</b> Proposed partial demolition of existing flat over garage. Construction of one bed accommodation over the garage to form ancillary accommodation for live in carer. <b>Granted</b></li> <li>• SE/22/02485/FUL <b>21 The Green, Westerham TN16</b> Change of use of first floor from office to residential. <b>Granted</b></li> <li>• SE/22/012568/HOUSE <b>3 Mannings Wood, French Street, Westerham TN16</b> Demolition of outbuildings. Erection of two storey side and lower ground extension. <b>Granted</b></li> <li>• SE/22/02576/HOUSE <b>The Well House, Pooftings Road, Crockham Hill TN8</b> Proposed conversion of barn to provide an annexe with sleeping area, shower and games room and additional single storey building to provide spaces for a home cinema and gym. <b>Granted</b></li> </ul> <p>The following two application do not require Prior Approval.</p> <ul style="list-style-type: none"> <li>• SE/22/03104/AGRNOT - <b>Force Green Farm, Force Green Lane, Westerham TN16 1GR</b> Erection of fertilizer storage tank</li> <li>• SE/22/03105/AGRNOT – <b>Land North of Betsoms Farm House, Westerham Hill, Westerham</b> Erection of fertilizer storage tank</li> </ul>	
7.	<p><b><u>Tree Work</u></b></p> <ul style="list-style-type: none"> <li>• SE/22/03305/WTPO <b>1 Swan Place, Westerham TN16 1UF</b> T1 Wellingtonia – Canopy raise to a height of 5m.</li> <li>• SE/22/03203/WTCA</li> </ul>	

	<b>Old Forge Cottage, Vicarage Hill, Westerham TN16 1TL</b> Works to trees.	
8.	<b><u>Planning Issues</u></b> 8.1 SDC Local Plan regulation 18 Consultation – No new updates. 8.2 Tandridge District Council Draft Local Plan – No new updates. 8.3 Covers Farm - no new updates	
9.	<b><u>Reports from Councillors</u></b> Cllr Robson reported he would be attending a virtual meeting regarding the redesign of flight paths into and out of Gatwick Airport on Friday.	
10.	<b><u>Correspondence</u></b> 10.1 SDC Enforcement update was noted. 10.2 Kent Countryside Voice Autumn-Winter 2022/23 was received. 10.3 Countryside Voices Autumn/Winter 2022 was received.	
11.	<b><u>TN16, Crockham Hill Village newsletter and website</u></b> None.	
12.	<b><u>Matters for District and County Councillors</u></b> None.	
13.	<b><u>Further Matters for Consideration at the next meeting</u></b> None	
14.	<b><u>Date of next meeting</u></b> Thursday 22nd December 2022 Cllr Coen gave her apologies.	

The meeting was concluded at 10.25 am.

Minutes confirmed as a correct record:

Chairman