

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 22nd December 2022 at 9.30 am at Russell House,
Market Square, Westerham

Present: Councillors: Mr R Robson (NR) - Chairman
Mrs L Bird (LB)
Dr S Kay (SK)

In attendance: Town Clerk: Mrs A Howells (AH)
One member of the public

Item		Action
1.	<u>Apologies for Absence</u> Apologies were received and accepted from Cllr Coen – holiday and Cllr Pither – illness.	
2.	<u>Declarations of Interest not previously declared</u> None.	
3.	<u>Minutes of the Meeting held on 8th December</u> Minutes from the meeting on 8 th December 2022 were approved.	
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/22/03290/HOUSE Pilgrims Coach House, Pilgrims Way, Westerham TN16 2DP Single storey infill extensions at front and side of dwelling together with single storey extension at rear. Refer to SDC Officers. WTC had slight concerns regarding the amount of glazing and that the north view of the building is visible from the North Downs Way. • SE/22/02296/LDCEX The Kennedys, French Street, Westerham TN16 1PN Lawful development certificate for 2 dwelling houses on site. Refer to SDC Officers. If an LDC were to be granted, WTC would like a condition applied that removed all Permitted Development Rights. See: https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3234236&CoID=0 	

which has some parallels.

- SE/22/02932/HOUSE

Oaklands, Pootings, Crockham Hill TN16 6SE

Barn/garage conversion to gym and hobby/reception room and demolition of outbuild with replacement of shed.

WTC supports the application subject to the application meeting the 50% rule.

- SE/22/03002/HOUSE **Application currently invalid**

Beresford Place, Main Road, Crockham Hill TN16 6TE

Erection of a part two-storey front/side extension and relocation of the primary entrance (western elevation), construction of a two-storey side extension (south elevation), changes to elements of the roof, reduction in the swimming pool roof height and demolition of the Dutch barn. Internal alterations.

- SE/22/03127/DETAIL

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

Details pursuant to condition 8 (entry and egress junctions) subject to 20/01170/FUL.

- **WTC objects to any removal of vegetation and trees as this would go against Condition 5 which has already been agreed. There will be privacy and noise issues for neighbours if vegetation and trees were removed.**
- **The proposed plans for the junction will make a dangerous junction even more dangerous. WTC has serious concerns about road safety as the plans will provide less visibility and it will be a sharper turn than is currently the case. Without a separate "in" and "out", there is more potential for traffic to queue on the A233.**
- **The picture below is of the junction as it currently is and shows the shared entrance with the cottage opposite. There is a concern that the changes envisaged would severely impact access and egress to both cottages. The sweep analysis does not take into account all possible vehicles such as large farm vehicles e.g. Combine Harvesters which currently use this road as it leads to Force Green Farm. The sweep analysis does not take into account large delivery vehicles entering into the grounds of the cottages as currently happens – and which would be impossible should this revision to the junction take place.**



	<ul style="list-style-type: none"> • The drawings indicate that the existing postbox will be relocated with a new location to be agreed with RMG. We are concerned that “relocation” will become “removal”. • We are concerned about the wide pathway that is to be installed along Force Green Lane. We do not see why the footpath is necessary and are concerned about the amount of hedgerow and the number of trees that are being taken out to accommodate the footpath and to improve the visibility for entering/exiting the Doggy Day Care car park. There is also a concern that anyone dropping off their dog who for example happens to be intending to proceed along Pilgrims Way in the Sevenoaks direction would just pull onto the pavement rather than going into the car park thus partially blocking the lane. NB: Although at least one of the Doggy Day Care documents indicates that Force Green Lane is effectively a dead end and only accessible from the A233, this is not the case – the lane is a through road from the A233 to Pilgrims Way. • The documents provided do nothing to alleviate our concerns regarding potential traffic accidents occurring at the junction of Force Green Lane and the A233. Currently the only thing stopping the junction being a traffic black spot is that not much use is made of the lane. The situation however changes once the Doggy Day Care Centre is up and running. Multiple accidents occur at the Pilgrims Way junction a short way up the road and there is every potential for this junction to go the same way. 	
6.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> • SE/22/02893/HOUSE <p>2 Croydon Road, Westerham TN16 Loft conversion with rear dormer window, rooflights on front elevation and side window. Refused</p> <ul style="list-style-type: none"> • SE/22/02934/LDCEX <p>Gillhams Farm, French Street, Westerham TN16 Loft conversion with rear dormer window, rooflights on front elevation and side window. Granted</p>	
7.	<p><u>Tree Work</u></p> <ul style="list-style-type: none"> • SE/22/03331/WTCA <p>The National Trust, Quebec House, Quebec Square, Westerham TN16 1TD Copper beech tree – 2m crown reduction.</p>	
8.	<p><u>Planning Issues</u></p> <p>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</p>	

9.	<u>Reports from Councillors</u> None.	
10.	<u>Correspondence</u> 10.1 SDC Enforcement update was noted.	
11.	<u>TN16, Crockham Hill Village newsletter and website</u> None.	
12.	<u>Matters for District and County Councillors</u> None.	
13.	<u>Further Matters for Consideration at the next meeting</u> None	
14.	<u>Date of next meeting</u> Thursday 5 th January 2023 Cllr Bird gave her apologies.	

The meeting was concluded at 10.20 am.

Minutes confirmed as a correct record:

Chairman