

## WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held  
on Thursday 16th February 2023 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)  
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> None.	
2.	<b><u>Declarations of Interest not previously declared</u></b> Cllr Robson – SE/23/00092/LDCPR	
3.	<b><u>Minutes of the Meeting held on 2<sup>nd</sup> February</u></b> Minutes from the meeting on 2 <sup>nd</sup> February were approved.	
4.	<b><u>Information items arising from the minutes of the previous meeting not dealt with elsewhere on the agenda</u></b> None.	
5.	<p><b><u>Planning Applications</u></b></p> <ul style="list-style-type: none"> <li>• SE/23/00157/LBCALT <b>Springfield Cottage, High Street, Westerham TN16 1RQ</b> Proposed single storey rear replacement extension and internal alterations. <b>WTC supports the application.</b></li> <li>• SE/23/00144/MMA <b>Springfield Cottage, High Street, Westerham TN16 1RQ</b> Amendments to SE/21/03979/HOUSE due to structural constraints. <b>WTC supports the application.</b></li> <li>• SE/23/00020/FUL <b>Force Green Farm, Force Green Lane, Westerham TN16 2DN</b> Change of use of agricultural barn to storage of forestry equipment, infilling of redundant slurry pit and construction of a slurry storage tank. <b>WTC supports the application.</b></li> </ul>	

- SE/23/00232/HOUSE

**21 Westways, Westerham TN16 1TT**

Single storey rear extension.

**WTC supports the application.**

- SE/22/02683/FUL **Amended application**

**Moorcroft Place, Mapleton Road, Westerham TN16 1PS**

Demolition of three outbuildings and associated hard landscaping.

Replacement with single storey raised platform treehouse.

**WTC supports the application subject to: -**

- **Light mitigation measures being carried out**
- **That all buildings identified in the application to be demolished to keep the new building within the 50% rule are indeed demolished as we do not believe that they have been.**
- **Natural shielding is put in place to reduce the impact of the visibility of the building from the public footpath and from the nearby National Trust footpath.**

- SE/23/00143/FUL

**Land North of French Street, House, French Street, Westerham TN16 1PW**

Conversion and extension of single storey equestrian building to enable a two-bedroom dwelling to be provided to be served by a courtyard garden area, with works including the demolition of an ancillary stables building, the use of an existing vehicular access, and the provision of parking and secure cycle storage.

**WTC supports the application.**

- SE/22/03076/LBCALT

**Breaches, Vicarage Hill, Westerham TN16 1AY**

Ground based solar installation.

**Refer to SDC Officers. WTC requested clarification of the actual number of solar panels to be installed.**

**Cllr Robson left the meeting and Cllr Bird took over as Chairman.**

- SE/23/00092/LDCPR

**Grey Squirrels, Hosey Hill, Westerham TN16 1TB**

Erection of three single storey rear extensions.

**WTC supports the application subject to the application being within the 50% rule.**

**WTC objects to the application until a Construction Management Plan, which should also cover the restoration of any temporary access routes, and Biodiversity Report are put in place. These should be in place and approved prior to any development work starting.**

**Cllr Robson re-joined the meeting.**

- SE/22/03301/FUL **Amended application**

**134 London Road, Westerham TN16**

Proposed new two-storey dwelling with associated parking and vehicular

	<p>access alterations. Gates and fence.</p> <p><b>WTC supports the application but reiterates the previous comments:-</b></p> <ul style="list-style-type: none"> <li>• <b>WTC had concerns regarding sufficient parking for the existing building.</b></li> </ul> <ul style="list-style-type: none"> <li>• SE/23/00174/DETAIL</li> </ul> <p><b>Farley Gatehouse 1A Farley Nursery Westerham Kent TN16 1RR</b>  Proposal Details pursuant to condition 6 (ecological enhancement) of 21/01290/FUL.  <b>This was noted.</b></p>	
6.	<p><b><u>Planning Appeals</u></b></p> <ul style="list-style-type: none"> <li>• SE/21/02785/FUL</li> </ul> <p><b>Little Betsoms Farm, Chestnut Avenue, Westerham TN16 2EG</b>  Change of use of agricultural land to residential use.  <b>Appeal dismissed.</b></p> <ul style="list-style-type: none"> <li>• SE/22/02893/HOUSE</li> </ul> <p><b>2 Croydon Road, Westerham TN16 1EX</b>  Loft conversion with rear dormer window, rooflights on front elevation and side window.  <b>An Appeal has been made to the Secretary of State.</b></p> <ul style="list-style-type: none"> <li>• SE/22/00121/ENF</li> </ul> <p><b>Chandlers Wood, Mapleton Road, Westerham TN16 1PT</b>  Construction of a dwelling house, erection of annexe, stationing of mobile home.  <b>An appeal has been made to the Secretary of State.</b></p>	
7.	<p><b><u>Planning Decisions</u></b></p> <ul style="list-style-type: none"> <li>• SE/22/03290/HOUSE</li> </ul> <p><b>Pilgrims Coach House, Pilgrims Way, Westerham TN16</b>  Single storey infill extensions at front and side of dwelling, single storey extension at rear.  <b>Granted</b></p> <ul style="list-style-type: none"> <li>• SE/22/03440/FUL</li> </ul> <p><b>Medhurst Farmyard, Pootings Road, Crockham Hill TN8</b>  Demolition of former pool house and erection of a new 1-bed studio dwelling.  <b>Granted</b></p> <ul style="list-style-type: none"> <li>• SE/22/02932/HOUSE</li> </ul> <p><b>Oaklands, Pootings Road, Crockham Hill TN8</b>  Barn/garage conversion to gym and hobby/reception room and demolition of outbuilding.  <b>Granted</b></p> <ul style="list-style-type: none"> <li>• SE/22/03356/FUL</li> </ul>	

	<p><b>Land at Season Farm, Pootings Road, Crockham Hill TN8</b> Proposed conversion of existing agricultural barn to 1 no residential dwelling and widening of existing access point. <b>Refused</b></p> <ul style="list-style-type: none"> <li>SE/22/00547/FUL</li> </ul> <p><b>St Mary The Virgin Parish Church, The Green, Westerham TN16</b> Removal of existing bollards and replacement with 3 retractable bollards. <b>Granted</b></p>	
8.	<p><b><u>Consultations</u></b> 8.1 Proposed extension to the Surrey Hills Area of Outstanding Natural Beauty – Cllr Pither to review and report back to the Committee. 8.2 Consultation on revising the National Planning Policy Framework (NPPF) – Cllr Robson to review and report back to the Committee.</p>	
9.	<p><b><u>Tree Work</u></b> • SE/23/00171/WTPO <b>Yew Tree Cottage, 22 The Green, Westerham TN16 1AX</b> Works to yew tree.</p>	
10.	<p><b><u>Planning Issues</u></b> 10.1 SDC Local Plan regulation 18 Consultation – No new updates. 10.2 Tandridge District Council Draft Local Plan – No new updates. 10.3 Covers Farm – No new updates.</p>	
11.	<p><b><u>Reports from Councillors</u></b> Cllr Bird raised the issue of light pollution.</p>	
12.	<p><b><u>Correspondence</u></b> 12.1 SDC Enforcement update was noted. 12.2 CPRE Annual Report for 2022 was noted.</p>	
13.	<p><b><u>TN16, Crockham Hill Village newsletter and website</u></b> None.</p>	
14.	<p><b><u>Matters for District and County Councillors</u></b> None.</p>	
15.	<p><b><u>Further Matters for Consideration at the next meeting</u></b> None</p>	
16.	<p><b><u>Date of next meeting</u></b> Thursday 2<sup>nd</sup> March 2023</p>	

The meeting was concluded at 11 am.

Minutes confirmed as a correct record:

Chairman