

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 2nd March 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.	<u>Apologies for Absence</u> None.	
2.	<u>Declarations of Interest not previously declared</u> • Cllr Coen – SE/23/00236/HOUSE, SE/23/00145/HOUSE and SE/22/02995/HOUSE.	
3.	<u>Minutes of the Meeting held on 16th February</u> Minutes from the meeting on 16th February 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> • SE/22/03301/FUL Amended application 134 London Road, Westerham TN16 Proposed new two-storey dwelling with associated parking and vehicular access alterations. Gates and fence. WTC supports the application but had concerns regarding sufficient parking for the existing building. It was unclear from the Design Statement how many parking spaces would be for the new building and how many for the existing building. Cllr Coen left the meeting. • SE/23/00236/HOUSE Woodmans Folly, Smiths Lane, Crockham Hill TN8 6RJ Proposed dormer extension with balcony. Garage conversion. Landscaping. WTC supports the application subject to the applicant supplying adequate documentation relating to the construction materials to be used prior to the start of any construction work and that those materials are in keeping with the	

	<p>existing building.</p> <ul style="list-style-type: none"> • SE/23/00145/HOUSE 1 Hillside, Main Road, Crockham Hill TN8 6RB Demolition of existing shed. Rear extension to the existing kitchen to create more living space, construction of a new pitched roof and alterations to the levels with new steps to allow access to the external courtyard. WTC supports the application subject to their being no amenity issues. <p>Cllr Coen re-joined the meeting.</p> <ul style="list-style-type: none"> • SE/23/00272/HOUSE 1 Spout Lane, Crockham Hill TN8 6RS Two storey front extension with porch and single storey side extension with rooflight, Alterations to fenestration. WTC objects to the application, as the Committee does not believe that the extension mentioned as coming under PD can be considered separately, as the building sits within the AONB and that the increase in building size is in excess of 50% irrespective of whether the PD extension is taken into account or not. The proposed development, by reason of the increase in scale, bulk and massing in comparison to the original dwelling, would represent a disproportionate addition which would detrimentally harm the openness of the Green Belt and which would fail to conserve and enhance the Area of Outstanding Natural Beauty, contrary to the National Planning Policy Framework and policies GB1 and EN5 of the Sevenoaks Allocations and Development Management Plan. • SE/23/00161/FUL Chandlers Wood, Mapleton Road, Westerham TN16 1PT Demolition of office building and construction of a dwelling. Refer to SDC Officers in view of the complicated planning history leading to this retrospective application. <p>Cllr Coen left the meeting</p> <ul style="list-style-type: none"> • SE/22/02995/HOUSE Lewins Coach House, Spout Lane, Crockham Hill TN8 6RT 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. Refer to SDC Officers. The Committee had concerns about the flat roof as it goes against the Westerham Design Statement CHBM3. <p>Cllr Coen re-joined the meeting.</p>	
6.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> • SE/22/03510/LBCALT Chartwell, Mapleton Road, Westerham TN16 Rebuilding of the Bellcote Roof. Granted 	

	<ul style="list-style-type: none"> SE/22/02087/FUL 1 Fullers Hill, Westerham TN16 Change of use from retail to a live/work unit. Alterations to rooflights. Granted	
7.	<u>Consultations</u> 7.1 Proposed extension to the Surrey Hills Area of Outstanding Natural Beauty – Cllr Pither to review and report back to the Committee. 7.2 Consultation on revising the National Planning Policy Framework (NPPF) – Cllr Robson had reviewed the consultation and sent a report to the Committee. It was agreed to keep a watching brief.	
8.	<u>Tree Work</u> <ul style="list-style-type: none"> SE/23/00344/WTCA 10 Yew Tree Mews, Westerham TN16 1BF Works to trees. <ul style="list-style-type: none"> SE/23/00379/WTPO Dunsdale Lodge, Brasted Road, Westerham TN16 1LJ T2 – Holly – fell to ground level.	
9.	<u>Planning Issues</u> 9.1 SDC Local Plan regulation 18 Consultation – Cllr Robson reported that SDC had received 72 responses to the consultation which were available to view online. 9.2 Tandridge District Council Draft Local Plan – No new updates. 9.3 Covers Farm – A response had been received from KCC that the earliest the application would go to Committee would be April.	
10.	<u>Reports from Councillors</u> None.	
11.	<u>Correspondence</u> 11.1 SDC Enforcement update was noted. 11.2 KALC Annual Planning Conference on 30 th March was noted. 11.3 SDC Designated Rural Area Status to be circulated. 11.4 London Green Belt information to be circulated.	
12.	<u>TN16, Crockham Hill Village newsletter and website</u> None.	
13.	<u>Matters for District and County Councillors</u> None.	
14.	<u>Further Matters for Consideration at the next meeting</u> None	
15.	<u>Date of next meeting</u> Thursday 16 th March 2023	

The meeting was concluded at 10.40 am.

Minutes confirmed as a correct record: **Chairman**