

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 16th 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/23/00407/HOUSE – Pecuniary Interest, SE/23/00447/FUL & SE/22/02120/HOUSE – Non-Pecuniary Interests.	
3.	<u>Minutes of the Meeting held on 2nd March</u> Minutes from the meeting on 2 nd March were 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/22/03238/HOUSE & SE/22/03239/LBCALT Pollards, Mapleton Road, Four Elms, Edenbridge TN8 6PN Demolition of existing conservatory, erection of a like for like replacement. WTC supports the application subject to the findings of the Conservation Officer. • SE/23/00400/HOUSE 29 The Paddock, Westerham TN16 1ER Ground floor front extension. Alterations to external materials and fenestration to rear. WTC objects to the application due to the disproportionate size of the proposed extension and amenity issues i.e. loss of light to neighbour. In addition the drawings do not match up with previous planning applications (see: rear 1st floor extension). • SE/23/00447/FUL 	

	<p>Land Adjacent to Lewins Coach House, Spout Lane, Crockham Hill TN8 6RT Solar panel array. Stock fencing. Refer to SDC Officers. WTC had a concern regarding visibility and the potential impact upon the AONB/Green Belt.</p> <p>Cllr Coen left the meeting.</p> <ul style="list-style-type: none"> • SE/23/00407/HOUSE <p>2 Hop Cottage, Oakdale Lane, Crockham Hill TN8 6RL Demolition of existing conservatory and erection of replacement single storey extension with chimney. Relocation of front door, alterations to fenestration and external materials. WTC supports the application subject to there being no objections from neighbours. However WTC expressed concern regarding the height of the chimney.</p> <p>Cllr Coen re-joined the meeting.</p> <ul style="list-style-type: none"> • SE/23/00249/HOUSE <p>Redwoods, Mill Lane, Westerham TN16 1SG Construction of tennis court and erection of perimeter fencing. WTC objects to the application as the tennis court will be clearly visible from the south at all times of the year and it fails to preserve or enhance the Green Belt/AONB.</p> <ul style="list-style-type: none"> • SE/22/02120/HOUSE <p>Crockham Grange, Pootings Road, Crockham Hill TN8 6SA Demolition and rebuilding of existing attached outbuilding with basement. WTC supports the application subject to the findings of the Ecological Appraisal being taken into account and subject to the application gaining listed building consent.</p> <ul style="list-style-type: none"> • SE/23/00430/LDCPR <p>2 South Bank, Westerham TN16 1EN Railing enclosure and close boarded timber fencing adjacent to the west and east boundaries. Refer to SDC Officers, noting that the fence is more than 1m high alongside a road used by vehicular traffic.</p> <p>Application currently invalid</p> <ul style="list-style-type: none"> • SE/22/03570/FUL <p>Worples Field, Farley Lane, Westerham TN16 1UB Demolition of some existing outbuildings and removal of post and wire fence. Erection of the replacement greenhouse and the remodeling of part of the garden.</p>	
6.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> • SE/22/03292/FUL <p>Land adjacent to 74 Madan Road, Westerham TN16 Erection of detached two storey dwelling with car parking. New vehicular</p>	

	<p>access. Granted</p> <ul style="list-style-type: none"> SE/22/03552/LBCALT The Cottage, Grosvenor House, Vicarage Hill, Westerham TN16 Removal of PVC window to Mill Lane elevation and replacement with timber casement. Granted SE/22/02683/FUL Moorcroft Place, Mapleton Road, Westerham TN16 Demolition of three outbuildings. Replacement with single storey raised platform treehouse. Refused SE/22/03547/HOUSE Garden Cottage, Lodge Lane, Westerham TN16 Demolition of existing shed and construction of a new smaller garden room and bin store. Granted SE/23/00040/HOUSE Venture, Pootings Road, Crockham Hill TN8 Construction of two storey extension and installation of a tin-film solar pv system. Granted SE/22/03065/HOUSE 67 Madan Road, Westerham TN16 Demolition of existing shed, log store, creation of garage building with garden room/home office and photovoltaic array for electric vehicle charging. Granted 	
7.	<p><u>Consultations</u> 7.1 Proposed extension to the Surrey Hills Area of Outstanding Natural Beauty – Cllr Pither had attended a briefing from the Surrey Hills National Landscape team on 9th March at Godalming. Cllr Pither to circulate a report.</p>	CP
8.	<p><u>Tree Work</u></p> <ul style="list-style-type: none"> SE/23/00522/WTCA Old Rosings, Farley Lane, Westerham TN16 1UD Various works to trees. SE/23/00492/WTCA Church Cottage, Vicarage Hill, Westerham TN16 1UD Works to trees. 	
9.	<p><u>Planning Issues</u> 9.1 SDC Local Plan regulation 18 Consultation – No new updates. 9.2 Tandridge District Council Draft Local Plan – No new updates. 9.3 Covers Farm – No new update.</p>	

10.	<u>Reports from Councillors</u> None.	
11.	<u>Correspondence</u> 11.1 SDC Enforcement update was noted.	
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 30th March 2023 Cllrs Bird and Kay gave their apologies.	

The meeting was concluded at 10.30 am.

Minutes confirmed as a correct record:

Chairman