

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 11th May 2023 at 9.30 am at Russell House,
Market Square, Westerham

Present: Councillors: Mrs D Coen - Chairman
Dr S Kay (SK)
Mr E Boyle (EB)

In attendance: Town Clerk: Mrs A Howells (AH)
Five members of the public

Item		Action
1.	Councillors Boyle, Coen and Kay signed their Declaration of Acceptance of Office before the start of the meeting, witnessed by the Town Clerk. <u>Apologies for Absence</u> None	
2.	<u>Declarations of Interest not previously declared</u> None.	
3.	<u>Minutes of the Meeting held on 27th April</u> Minutes from the meeting on 27 th April to be approved at Council on 15 th May.	
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/23/00861/FUL Winston Churchill Lodge, Vicarage Hill, Westerham TN16 1TL Change of use from office outbuilding to holiday let. Refer to SDC Officers. The Committee was not satisfied that the parking issue had been satisfactorily addressed. The applicants should be notified that parking should not occur at the front of the property. SE/23/01008/HOUSE Lodge Lane Cottage, Lodge Lane, Westerham TN16 1RH Single storey side extension with rooflight. WTC supports the application. SE/23/01119/LDCPR 1 Westways Westerham Kent TN16 1TT 	

	<p>Proposal Ground floor rear, hip to gable rear dormer extensions and front roof lights.</p> <p>WTC objects to the application as the development would be out of keeping with the adjacent property resulting in an asymmetrical shape and that it would detract rather than conserve or enhance the AONB. The application fails to meet BM2, BM4 and BM5 of the Westerham Design Guide. Contrary to the Applicant's statement, building work has already commenced at the property.</p> <ul style="list-style-type: none"> • SE/23/01013/LDCPR <p>Wolfelands House High Street Westerham Kent TN16 1RQ Proposal Proposed Mixed Use - Class E WTC supports the application.</p> <ul style="list-style-type: none"> • SE/23/01028/HOUSE <p>128 London Road, Westerham TN16 1GR Proposed single-storey rear extension. Rear dormer loft conversion with Juliet balcony. Internal alterations to existing dwelling. Rooflights.</p> <p>WTC objects to the application for the following reasons: -</p> <ol style="list-style-type: none"> 1) The proposed dormer, which would cover 85% of the roof space, would dominate the roof plane and would create the impression of a third storey contrary to the Residential Extensions SPD and Westerham Design Statement. Although the extension has been reduced compared to the previous application relating to this property, the scale and bulk of the extension still does not respect the character of the existing buildings and goes against WDS BM2. It would have an adverse impact on the character of the site and area and the amenity of nearby residents and would result in an unacceptable form of development. 2) The changes to the property would not conserve and enhance the landscape of the AONB. 3) There is a significant safety concern regarding traffic and should this application be granted; a condition should be set that a Traffic Management Plan is created and accepted prior to the start of any development work. The residents of Oak Lodge Lane, which is a private road, have stated that they will not allow any development traffic access onto the lane to facilitate turning. To get back onto the A25, any large vehicles accessing the property would therefore need to reverse back out along the driveway, onto to start of Oak Lodge Lane and then out into the main road (London Road). This is obviously dangerous for pedestrians and for oncoming traffic on London Road. 4) Work has already commenced at the property and large vehicles are parking on London Road causing a traffic hazard. The lorries are parking and completely blocking the pavement compromising pedestrian safety as school children are being forced out into the busy road; a large number of young people attend Churchill School and use this route. Wheelchair and buggy users are also being forced into the road. 	

6.	<u>Planning Decisions</u> <ul style="list-style-type: none"> SE/23/00593/HOUSE Rose Cottage, Lodge Lane, Westerham TN16 Creation of additional first floor window. Granted	
7.	<u>Consultations</u> <p>7.1 Government Introduction of a use class for short term lets and associated permitted development rights – consultation ends 7th June 2023, to be discussed at the next meeting.</p> <p>7.2 Gatwick Airport – Night flights consultation, Cllr Robson to comment.</p> <p>7.3 Bromley Local Plan Review 'Issues and Options' (Regulation 18) draft – 30th June 2023, to be discussed at the next meeting.</p>	
8.	<u>Planning Issues</u> <p>9.1 SDC Local Plan regulation 18 Consultation – No new updates.</p> <p>9.2 Tandridge District Council Draft Local Plan – No new updates.</p> <p>9.3 Covers Farm – No new updates.</p>	
9.	<u>Reports from Councillors</u> <p>Cllr Kay requested information regarding the upcoming closure of Westerham Hill.</p> <p>Cllr Coen would be attending the Pootings Residents Association AGM next week.</p>	
10.	<u>Correspondence</u> <p>10.1 SDC Enforcement update was noted.</p>	
11.	<u>TN16, Crockham Hill Village newsletter and website</u> Outcome of recent elections.	
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 25th May 2023	

The meeting was concluded at 10.45 am.

Minutes confirmed as a correct record:

Chairman