

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 22nd June 2023 at 9.30 am at Russell House,
Market Square, Westerham

Present: Councillors: Mr N Robson (NR) - Chairman
Mr E Boyle (EB)
Mrs D Coen (DC)
Mrs L Rodgers (LR)

In attendance: Town Clerk: Mrs A Howells (AH)
Cllr N Proudfoot

Item		Action
1.	<u>Apologies for Absence</u> Apologies were accepted and approved from Cllr Bird – work commitment.	
2.	<u>Declarations of Interest not previously declared</u> None.	
3.	<u>Minutes of the Meeting held on 8th June</u> Minutes from the meeting on 8 th June 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>Terms of Reference</u> The Planning Committee Terms of Reference were circulated and following discussion minor amendments were agreed for recommendation for approval at Council.	AH
6.	<u>Planning Applications</u> <ul style="list-style-type: none"> SE/23/01347/FUL Police House, 21 Madan Road, Westerham TN16 1DU Demolition of an existing dwelling and erection of a 2-storey containing 3 dwellings. WTC supports the application subject to EV charging points being provided. SE/23/01537/HOUSE 3 Brewery Cottage, High Street, Westerham TN16 1RG Erection of garden shed. Insertion of two first floor windows in rear roof slope. Alterations to fenestration. WTC supports the application subject to the findings of the Conservation Officer. 	

	<ul style="list-style-type: none"> SE/23/01245/LBCALT Amended application 3 Brewery Cottage, High Street, Westerham TN16 1RG Internal alterations. Relocation of bathroom from ground floor to first floor. Sub division of existing bedroom to form reduced bedroom and bathroom. Alterations to kitchen door to form stable door. Rooflights. WTC supports the application subject to the findings of the Conservation Officer. SE/23/01477/REM Private car park, Falcon House, Black Eagle Close, Westerham TN16 1SE Reserved matters (appearance and landscaping) pursuant to condition 1 of 22/01507/OUT (Outline application to erect two dwellings with some matters reserved.) WTC supports the application subject to seeing revised plans to show the location of the EV charging points. SE/23/01511/NMA Bruce's Doggy Day Care, Land South of Force Green Lane, Westerham TN16 2DN Non-material amendment to 20/01170/FUL. WTC objects to this application as it is a major amendment that goes against the reason for the condition having been set in the first place. It was initially acknowledged by both KCC Highways and SDC Planning that there were road safety concerns which should be dealt with prior to construction work/or use commencing. The issues relating to road safety are still there, and relate just as much to the initial construction phase as they do to when the business is up and running. Therefore WTC believes that the wording of the condition should remain the same. SE/23/01512/HOUSE Chartcote, Goodley Stock Road, Crockham Hill TN8 6TA First floor and 2 storey rear extension. Replacement porch canopy to rear. Internal alterations. Alterations to roof. Alterations to fenestration. WTC supports the application subject to the 50% rule. SE/23/01377/KCC Squerryes Sandpit Covers Farm Westerham Road Westerham Kent Stabilisation and restoration of Covers Farm Quarry using imported engineering materials to restore the site to grassland, including landscape planting and an ecological receptor area together with a temporary road and ancillary buildings. Cllr Robson had circulated a draft response to the Committee which following discussion was agreed. The Clerk to submit WTC response on 23rd June and circulate to all Cllrs. 	
7.	<p><u>Planning Appeals</u></p> <ul style="list-style-type: none"> SE/23/00044/RFPLN Moorcroft Place, Mapleton Road, Westerham TN16 1PS Demolition of three outbuildings and associated landscaping. Replacement 	

	<p>with single storey raised platform treehouse. An appeal has been made to the Secretary of State.</p> <ul style="list-style-type: none"> SE/21/03761/LDCEX <p>Willys at Heath South, Spout Lane, Crockham Hill TN8 6RS Certificate of lawful development for creation of vehicular access. The appeal is dismissed.</p>	
8.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> SE/23/01008/HOUSE <p>Lodge Lane Cottage, Lodge Lane, Westerham TN16 Single storey side extension with rooflight. Granted</p> <ul style="list-style-type: none"> SE/23/01069/HOUSE <p>9 Granville Road, Westerham TN16 Proposed loft conversion with rear dormer and rooflights. Granted</p> <ul style="list-style-type: none"> SE/23/01022/HOUSE <p>1 Spout Lane, Crockham Hill TN8 Two storey front extension and porch. Granted</p> <ul style="list-style-type: none"> SE/22/03570/FUL <p>Worples Field, Farley Lane, Westerham TN16 Demolition of outbuildings, removal of fence. Erection of greenhouse, chicken coop, rain water storage unit and remodeling of part of the garden. Refused</p> <ul style="list-style-type: none"> SE/23/00861/FUL <p>Winston Churchill Lodge, Vicarage Hill, Westerham TN16 Change of use from office outbuilding to holiday let. Granted</p> <ul style="list-style-type: none"> SE/23/00111/FUL <p>French Street Nurseries, French Street, Westerham TN16 Partial demolition, extension and renovation of dwelling in addition to extensions and conversions of attached garages and storerooms to provide 2 new dwellings. Demolition of 11 polytunnels and construction of new shed. Alterations to fenestration. Granted</p> <ul style="list-style-type: none"> SE/23/00831/LDCPR <p>Grey Squirrels, Hosey Hill, Westerham TN16 Erection of three single storey rear extensions. Granted</p>	
9.	<p><u>Consultations</u></p> <p>9.1 SSC revised Local List for validation – Mineral, Waste and County Development – until 17th July had been reviewed by Cllr Robson who</p>	

	<p>reported there no concerns for Westerham; therefore the consultation was noted.</p> <p>9.2 Kent Minerals and Waste Local Plan 2024-39- Further Proposed Changes consultation document (Regulation 18), Public consultation on draft Kent Mineral Sites Plan including Details of Nominated Hard Rock Site (Regulation 18) – 25th July had been reviewed by Cllr Robson who reported there no concerns for Westerham; therefore the consultation was noted.</p>	
10.	<p><u>ECO Action Plan</u></p> <p>The ECO Action Plan had been circulated and was noted. The Committee were asked to send any suggestions to the Clerk.</p>	
11.	<p><u>The Next Four Years Focus</u></p> <p>The document from the Chairman and Vice-Chairman had been circulated. Following discussion it was agreed that apart from 'Business as usual' the Committee had so suggestions for Council at this time.</p>	
12.	<p><u>Planning Issues</u></p> <p>12.1 SDC Local Plan regulation 18 Consultation – No new updates.</p> <p>12.2 Tandridge District Council Draft Local Plan – Two letters were on the portal regarding the next steps for TDC.</p> <p>12.3 Covers Farm – response to be sent to KCC.</p>	
13.	<p><u>Reports from Councillors</u></p> <p>Cllr Robson had attended the Sevenoaks Area KALC meeting on 9th June as there was a presentation on the STC Neighbourhood Plan.</p>	
14.	<p><u>Correspondence</u></p> <p>14.1 SDC Enforcement update was noted.</p>	
15.	<p><u>TN16, Crockham Hill Village newsletter and website</u></p> <p>None.</p>	
16.	<p><u>Matters for District and County Councillors</u></p> <p>None.</p>	
17.	<p><u>Further Matters for Consideration at the next meeting</u></p> <p>None.</p>	
18.	<p><u>Date of next meeting</u></p> <p>Thursday 6th July 2023</p> <p>Cllr Robson gave his apologies.</p>	

The meeting was concluded at 11 am.

Minutes confirmed as a correct record:

Chairman