

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 20th July 2023 at 9.30 am at Russell House,
Market Square, Westerham

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

In attendance: Town Clerk: Mrs A Howells (AH)
Work experience student

Item		Action
1.	<u>Apologies for Absence</u> None.	
2.	<u>Declarations of Interest not previously declared</u> None.	
3.	<u>Minutes of the Meeting held on 6th July</u> Minutes from the meeting on 6 th July 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> <ul style="list-style-type: none"> SE/23/01815/HOUSE 86 Madan Road, Westerham TN16 1EA Conversion of loft into habitable space with a rear dormer. Rooflights. Internal alterations. WTC objects to the application on the following grounds:- <ul style="list-style-type: none"> As the applicant has started work on the conversion before planning permission has been obtained. The dormer is not distinct from the roofline and would appear as an extra storey contrary to the Sevenoaks Residential Extensions SPD and the Westerham Design Statement SPD (see BM4). SE/23/01731/HOUSE Ridgeway, Trots Lane, Westerham TN16 1SD Demolition of existing garage and rebuilding as self-contained granny annexe. WTC objects to the application as the additional bulk and height of the 	

	<p>building when compared to the existing garage means there will be an overshadowing effect leading to a loss of light for the neighbour to the north. There is a reduction in privacy for the neighbour to the south due to the 1st floor bedroom directly overlooking that property. The additional bulk of the building means that it is no longer subservient to the main building. As the building is 100% self contained, it should be treated as a separate building from the perspective of parking and there is not enough parking for both the main building and this new building. As a new building, the plans should indicate where the EV charge point should be located.</p>	
6.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> SE/23/01245/LBCALT 3 Brewery Cottage, High Street, Westerham TN16 Internal alterations. Relocation of bathroom from ground floor to first floor. Rooflights. Granted SE/23/01183/LBCALT Keepers Cottage, Hosey Common Lane, Westerham TN16 Retreatment of beams. Remove hood from sitting room fireplace, replace with woodburner. Granted SE/23/01028/HOUSE 128 London Road, Westerham TN16 Proposed single storey rear extension. Rear dormer loft conversion with Juliet balcony. Internal alterations to existing dwelling. Rooflights. Granted SE/23/01013/LDCPR Wolfelands House, High Street, Westerham TN16 1RQ Proposed mixed use – Class E and residential. Granted SE/23/01119/LDCPR 1 Westways, Westerham TN16 1RX Ground floor rear, hip to gable, rear dormer extension and front roof lights. Refused SE/23/01295/LDCPR Gillhams Farm, French Street, Westerham TN16 1PN Erection of two single storey rear extensions. Granted SE/23/01511/NMA Land South of Force Green Farm, Force Green Lane, Westerham TN16 2DN None material amendment to 20/01170/FUL. Amendment – Non-material, No conditions. 	
7.	<p><u>Planning Issues</u></p> <p>7.1 SDC Local Plan regulation 18 Consultation – A Housing Needs Survey</p>	

	<p>would be carried out in Westerham in November, with results known in January 2024.</p> <p>Following discussion it was agreed to revisit and review the Westerham Design Statement in 2024.</p> <p>7.2 Tandridge District Council Draft Local Plan – Two letters were on the portal regarding the next steps for TDC. A meeting is due to be held next week with the Planning Inspector.</p> <p>7.3 Covers Farm – A new document regarding noise levels had been posted on the portal.</p>	
8.	<p><u>Reports from Councillors</u></p> <p>Cllr Rodgers had attended the CPRE meeting on the 12th July but decided not to become the CPRE representative.</p>	
9.	<p><u>Correspondence</u></p> <p>9.1 SDC Enforcement update was noted.</p> <p>9.2 Letter from SDC regarding street naming for 1 Deanery Road, Crockham Hill was noted.</p> <p>9.3 Email from Gatwick Stakeholders Engagement - Cllr Robson would attend an information session on the 28th July 2023.</p>	
10.	<p><u>TN16, Crockham Hill Village newsletter and website</u></p> <p>None.</p>	
11.	<p><u>Matters for District and County Councillors</u></p> <p>None.</p>	
12.	<p><u>Further Matters for Consideration at the next meeting</u></p> <p>None.</p>	
13.	<p><u>Date of next meeting</u></p> <p>Thursday 3rd August 2023</p> <p>Cllr Rodgers gave her apologies.</p>	

The meeting was concluded at 10.40 am.

Minutes confirmed as a correct record:

Chairman