

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 14th September 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)
Two members of the public

Item		Action
1.	<p><u>Apologies for Absence</u> Apologies were received and accepted from Cllr Bird – work commitment.</p>	
2.	<p><u>Declarations of Interest not previously declared</u> Cllr Coen – SE/23/02319/HOUSE and SE/23/01665/HOUSE Cllr Robson - SE/23/02356/FUL</p>	
3.	<p><u>Minutes of the Meeting held on 17th August and 31st August</u> Minutes from the meeting on 17th August were approved, minutes from the meeting on 31st August to be adopted at Council.</p>	
4.	<p><u>Information items arising from the minutes of the previous meeting not dealt with elsewhere on the agenda</u> None.</p>	
5.	<p><u>Planning Applications</u> Cllr Coen left the meeting.</p> <ul style="list-style-type: none"> • SE/23/02319/HOUSE Carters Cottage, Main Road, Crockham Hill TN8 6RB1RQ Conversion of an existing garage to create a residential annexe with roof mounted solar panels and roof lights. Proposed retaining wall. WTC supports the application. <p>Cllr Coen re-joined the meeting and took the Chair. Cllr Robson left the meeting.</p> <ul style="list-style-type: none"> • SE/23/02356/FUL Grey Squirrels, Hosey Hill, Westerham TN16 1TB 	

Demolition of existing dwelling house and outbuilding. Erection of replacement 3-bedroom dwelling house - rooflights, solar panels, an air source heat pump, associated landscaping.

WTC supports the application subject to:-

- **Recommendations proposed by the Environmental Protection Officer**
- **A Noise Impact Assessment to be undertaken for the heat pump**
- **A Construction Management Plan to be agreed prior to construction**
- **Any temporary access to be returned to its previous condition**

Cllr Robson re-joined the meeting and retook the Chair.

- SE/23/02525/ADJ

The Grasshopper Inn, Westerham Road, Westerham TN16 2EU

Demolition of the existing building and erection of a new 64-bedroom care home.

WTC supports the development of the site but objects to this application on the following grounds:-

- **The amount of parking for visitors and staff does not seem to match the requirement of a building of this size and nature in a location with virtually no public transport**
- **The building design is at odds with its location within the AONB, within the Green Belt and in its 'gateway' position to Westerham. It doesn't meet the requirements of the NPPF relating to AONB nor Green Belt.**
- **The service yard location is next to residential neighbours and appears to be of an insufficient size**
- **Some form of traffic calming would be required on the stretch of the A25 outside the building to improve road safety**

- SE/23/02460/HOUSE

67 Madan Road, Westerham TN16 1DX

Demolition of existing single storey kitchen extension and replacement with a single storey kitchen extension to the rear of the property with skylights.

WTC supports the application.

- SE/23/02548/HOUSE

12 Madan Road, Westerham TN16 1DU

A loft extension to the rear. Changes to fenestration, rooflights, dormers.

WTC objects to the application on the following grounds: -

- **The design would result in a lopsided building that would not conform to BM2 and BM4 of Westerham Design Statement**
- **The character of the area is based upon the front of the building and the extensions and materials would neither conserve nor enhance the AONB**
- **The proposed rear dormer structure would unacceptably harm the character and appearance of the host dwelling and its semi pair. The rear dormer structure would fail to comply with policy EN1 of the SDC Allocations and Development Management Plan, the SPD and the Westerham Design Statement**

- SE/23/02549/HOUSE

	<p>Flat 3, Falcon House, Black Eagle Close, Westerham TN16 1SE Install new door in lieu of window in ground floor apartment. To be discussed at the next meeting due to no information on the portal.</p> <ul style="list-style-type: none"> • SE/23/02041/HOUSE Amended application Gillhams Farm, French Street, Westerham TN16 1PN Erection of single storey side and rear extensions. Rooflights. Refer to SDC Officers. The Committee felt there was a complicated planning history and had concerns regarding the 50% rule. <p>Cllr Coen left the meeting.</p> <ul style="list-style-type: none"> • SE/23/01665/HOUSE Amended application Crockham Grange, Pootings Road, Crockham Hill TN8 6SA Demolition and rebuilding of existing attached outbuilding with basement. WTC supports the application subject to any comments from the Conservation Officer and a satisfactory Bat report. <p>Cllr Coen re-joined the meeting.</p>	
6.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> • SE/23/01422/HOUSE Kent Hatch Lodge, Goodley Stock Road, Crockham Hill TN8 Home office. Granted • SE/23/01613/LDCPR Orchard Cottage, Brasted Road, Westerham TN16 Erection of single storey rear extension. Granted 	
7.	<p><u>Consultations</u></p> <p>7.1 Government Permitted Development Rights consultation – 25th September – following discussion it was agreed not to make any comments.</p> <p>7.2 Kent Mineral Sites Plan: Second Call for sites – Hard rock – for information only</p> <p>7.3 Airspace Change Proposal for Biggin Hill Airport – Cllr Robson to attend virtual consultation event on 20th September and this would be discussed at the next meeting.</p>	
8.	<p><u>Planning Issues</u></p> <p>8.1 SDC Local Plan regulation 18 Consultation – No further update.</p> <p>8.2 Tandridge District Council Draft Local Plan – No further update.</p> <p>8.3 Covers Farm – Cllr Robson reported that a new document had been added to the portal on ecology but it was not necessary for WTC to comment.</p>	
9.	<p><u>Reports from Councillors</u></p> <p>None.</p>	
10.	<p><u>Correspondence</u></p>	

	10.1 SDC Enforcement update was noted. 10.2 GACC Newsletter September 2023 was noted. 10.3 Email regarding Gatwick take-off route 4 – Cllr Robson to respond. 10.4 CAGNE – Gatwick Airport 2 nd Runway information was noted.	
11.	<u>TN16, Crockham Hill Village newsletter and website</u> None.	
12.	<u>Matters for District and County Councillors</u> None.	
13.	<u>Further Matters for Consideration at the next meeting</u> SE/23/02549/HOUSE	
14.	<u>Date of next meeting</u> Thursday 28th September 2023	

The meeting was concluded at 11 am.

Minutes confirmed as a correct record:

Chairman