

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 1st February 2024 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)

Town Clerk: Mrs A Howells (AH)
Three members of the public

Item		Action
1.	<u>Apologies for Absence</u> None.	
2.	<u>Declarations of Interest not previously declared</u> Cllr Rodgers declared Non-Pecuniary Interests in the following applications and took no part in the discussions - SE/24/00084/FUL, SE/24/00085/LBCALT, SE/24/00086/LBCALT and SE/24/00091/HOUSE.	
3.	<u>Minutes of the Meeting held on 18^h January</u> Minutes from the meeting on 18 ^h January were approved at Council on 22 nd January.	
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/23/03676/HOUSE Coopers Cottage, 50 High Street, Westerham TN16 1RG Conversion and extension of vacant domestic garage to provide home office and gym. WTC supports the application subject to no impact on the Conservation Area. • SE/24/00084/FUL & SE/24/00085/LBCALT Kings Arms Hotel, Market Square, Westerham TN16 1AN 6 new wooden seating huts, an extended patio and new fire pit feature, 2 free-standing timber pergolas. Lighting scheme, replacement estate fencing and new external storage units. Relocation of walk-in-freezer. A new purpose- 	

built external bar. New ramp.

WTC supports the application subject to the following which WTC has major concerns about: -

- **Light pollution - All lighting to be on a timer and not left on all night (instances of lights being left on overnight have been reported).**
- **Noise pollution – all visitors, who are not actually staying at the Hotel, to be removed from the outside areas after closing time as previously people have gathered in the garden causing ASB.**
- **Events – Events held at the Hotel already impact neighbours and there is a worry that with the upgrading of the outside areas, that events could be held more often which would seriously impact nearby neighbours of the hotel.**
- **Security – As much of the garden is out of sight of the Hotel, security needs to be significantly improved. We would recommend that CCTV be installed and fencing upgraded as there have been previous ASB issues in the garden which have required Police intervention. In addition, garden furniture has been stolen which additional security would help prevent. Access can currently be gained to the garden after closing time, both directly and by climbing over the adjoining walls and we would like to see details about how this would be controlled in the future.**
- **Neighbour impact – WTC does not believe the neighbour impact has been thoroughly assessed.**
- **Firepit – There is insufficient information about the substances to be burned in the pit and that they conform to current legislation. We are especially concerned about the potential impact of smoke on neighbouring properties.**

- SE/24/00086/LBCALT

Kings Arms Hotel, Market Square, Westerham TN16 1AN

Removal of existing concrete steps to the rear of the pub. Installation of new wall-mounted lighting on both the front and rear elevations. Replacement of 3 metal framed windows to the rear. Removal of existing window at the rear of the pub and installation of a new replacement timber doorset. Internal works.

WTC supports the application subject to comments from the Conservation Officer. Also, the Hotel needed to be more accessible for anyone with disabilities.

- SE/23/03501/HOUSE

The Tudor House, High Street, Westerham TN16 1RQ

Hard and soft landscaping. Adjusting site levels. Rebuilding retaining walls, step and landscape paving and infrastructure. New 6x3 swimming pool.

WTC supports the application.

- SE/24/00091/HOUSE

2 Greencroft Cottages, Farley Lane, Westerham TN16 1UB

To construct a single, front of house equipment storage building.

WTC supports the application subject to the development being 5m away from the property.

6.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> SE/24/00033/ADJ <p>Thiseldome Farm, Tatsfield Lane, Westerham TN16 Erection of Hay Store and Agricultural Machinery Store. No Objection Lodged.</p>	
7.	<p><u>Planning Issues</u></p> <p>7.1 SDC Local Plan Regulation 18 Consultation – No further update. 7.2 Tandridge District Council Draft Local Plan – No further update. 7.3 Covers Farm – No further update.</p>	
8.	<p><u>Reports from Councillors</u></p> <p>Cllr Coen reported that the application for solar panels - KyboSolar Farm had been granted by Sevenoaks District Council. The Clerk to investigate and to confirm whether this is the case and if so, to circulate the Officers report.</p>	AH
9.	<p><u>Consultations</u></p> <p>9.1 Kent Minerals and Waste Local Plan 2024 – 39, Pre-Submission Draft (Regulations 19) was noted. 9.2 KCC Proposed diversion of public footpath SR371 – Following discussion it was agreed to support the diversion subject to the landowner dealing with the very wet and boggy corner of the diversion route.</p>	
10.	<p><u>Correspondence</u></p> <p>10.1 SDC Enforcement update was noted. 10.2 An email had been received regarding the number of 'A' Boards on the pavements. The Clerk and Cllr Rodgers to investigate.</p>	AH/LR
11.	<p><u>TN16, Crockham Hill Village newsletter and website</u></p> <p>An article regarding Light Pollution for inclusion in TN16 and CH newsletter and on the website to be prepared by Cllr Bird.</p>	LB
12.	<p><u>Matters for District and County Councillors</u></p> <p>None.</p>	
13.	<p><u>Further Matters for Consideration at the next meeting</u></p> <p>None.</p>	
14.	<p><u>Date of next meeting</u></p> <p>Thursday 15th February 2024 Cllr Rodgers gave her apologies.</p>	

The meeting was concluded at 10.40 am.

Minutes confirmed as a correct record:

Chairman