

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 14th March 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)

Town Clerk: Mrs A Howells (AH)
Assistant Clerk: Mrs J O'Sullivan (JO)

Item		Action
1.	<u>Apologies for Absence</u> Apologies were received and accepted from Cllr Rodgers.	
2.	<u>Declarations of Interest not previously declared</u> Cllr Coen - SE/2024/00405/HOUSE	
3.	<u>Minutes of the Meeting held on 29th February</u> Minutes from the meeting on 29th February 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/24/00297/HOUSE The Tudor House, High Street, Westerham TN16 1RQ Erection of outbuilding. WTC supports the application. Cllr Coen left the meeting. • SE/2024/00405/HOUSE Newlands, Smiths Lane, Crockham TN8 6RH Proposed Pergola. WTC supports the application. Cllr Coen re-joined the meeting. • SE/24/00279/LDCPR 13 South Bank Westerham Kent TN16 1EN 	

	<p>Hip to gable loft conversion with rear dormer & single-story rear extension WTC objects to this application for the following reasons: -</p> <ul style="list-style-type: none"> • the application, which only pertains to number 13, would result in the roof being changed from a hip roof, be being a hip roof at one end and a gable at the other. This would look very disjointed and would be out of character with the other properties on the road. • The excessive bulk of the dormer • The potential amenity issue of visibility from neighbouring gardens <p>• SE/24/00308/LDCEX 40 Hartley Road, Westerham Kent TN16 1EG Detached prefabricated double garage. WTC supports the application.</p> <ul style="list-style-type: none"> • SE/24/00084/FUL & SE/24/00085/LBCALT <p>The Kings Arms Hotel, Market Square, Westerham Kent TN16 1AN 6 new wooden seating huts, extended patio area and new fire pit plus other items. Amended plans following comments from the SDC Conservation Officer and additional information following SDC Environmental Comments. WTC reiterates its previous comments and agrees with the comments from the SDC Conservation Officer. WTC supports the application subject to the following which WTC has major concerns about: -</p> <ul style="list-style-type: none"> • 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. 	
6.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> • SE/23/03549/FUL 	

	<p>Chartwell, Mapleton Road, Westerham TN16 Alterations to swiping pool pump House, installation of gate. Granted</p> <ul style="list-style-type: none"> SE/23/03676/HOUSE <p>Coopers Cottage, 50 High Street, Westerham TN16 Conversion and extension of vacant garage to provide home office and gym. Granted</p>	
7.	<p><u>Planning Appeals</u></p> <ul style="list-style-type: none"> APP/G2245/W/23/3327417 <p>Land at Pootings Road, Crockham Hill TN8 6SD Conversion of existing agricultural barn to one residential dwelling, widening of the existing access point. Appeal Dismissed.</p>	
8.	<p><u>Planning Issues</u></p> <p>8.1 SDC Local Plan Regulation 18 Consultation – No further update. 8.2 Tandridge District Council Draft Local Plan – No further update. 8.3 Covers Farm – The hearing will not take place in March. The date of the next KCC Planning meeting was 17th April.</p>	
9.	<p><u>Reports from Councillors</u></p> <p>None.</p>	
10.	<p><u>Correspondence</u></p> <p>10.1 SDC Enforcement update was noted. 10.2 KCC Footpath Diversion SR371 – Following discussion, it was agreed to support the diversion as the landowner had agreed to remedial work to the land drainage in the area to minimize free standing water.</p>	AH
11.	<p><u>TN16, Crockham Hill Village newsletter and website</u></p> <p>Light Pollution.</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 28th March 2024 Cllr Robson gave his apologies for the meeting on 28th March, Cllr Coen to Chair.</p>	

The meeting was concluded at 10.10 am.

Minutes confirmed as a correct record:

Chairman