

WESTERHAM TOWN COUNCIL

Minutes of the Planning and Development Committee held
on Thursday 11th April 2024 at 9.30 am at Russell House,
Market Square, Westerham

Present: Councillors: Mr N Robson - Chairman
Mrs D Coen (DC)
Mrs L Bird (LB)
Mr E Boyle (EB)

Town Clerk: Mrs A Howells (AH)
One member of the public

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/23/03230/HOUSE	
3.	<u>Minutes of the Meeting held on 28th March</u> Minutes from the meeting on 28 th March 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/23/03363/HOUSE 86 Madan Road, Westerham TN16 1EA Demolition of existing conservatory. New rear single storey extension. WTC supports the application, however there were concerns that the plans do not reflect the previous application 23/01815/HOUSE for a roof conversion. There were also some concerns regarding the flat roof and the proposal not being totally in keeping with the overall building – BM5 of the Westerham Design Statement. SE/24/00507/ADV Nationwide, 14 Market Square, Westerham TN16 1AW Replace 1 projecting hanging signage with new 500mm. retain existing bracket. Existing projecting sign bracket to be painted in blue to match new fascia. Replace 1 fascia and 1 logo with new 1 new blue fascia and 1 new 290mm 	

logo height.
Replace 1 ATM surround and decals with new.
WTC supports the application.

Cllr Coen left the meeting.

- SE/23/03230/FUL

Eastfield, Froghole Lane, Crockham Hill TN8 6TD

Extension to main dwelling with new entrance to the north. Demolition of existing outbuildings. Garage and storage outbuilding. Swimming pool. Changes to site levels. Landscaping and parking with associated works. Terrace. Entrance gate.

WTC objects to the application as the Committee believes that the second floor either doesn't exist or exists both pre and post application and that the application exceeds the 50% rule by a significant margin, going against NPPF para 149c. The resultant development does not enhance the National Landscape due to the starkly contrasting designs of the two buildings which would clash rather than merge together, this goes against NPPF para 135 sections a, b and c.

The Committee is concerned that a drawing shows a solar array but with no details of how many panels or where they would be located?

The Committee is also concerned about mention of change of use to a business with no firm proposals?

Cllr Coe re-joined the meeting.

- SE/24/00498/HOUSE

17 Farley Nursery, Westerham TN16 1RR

Two storey side and single storey rear extension, porch extension, alterations to fenestration and landscaping, demolition of shed.

WTC supports the two-storey extension.

WTC objects to the single storey rear extension as it contravenes the Westerham Design Statement BM1, BM2, BM3 and BM5.

- SE/24/00091/HOUSE **Amended application**

2 Greencroft Cottages, Farley Lane, Westerham TN16 1UB

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

WTC reiterates its previous comment – WTC supports the application subject to the development being 5m away from the property.

- SE/23/03378/FUL **Amended application**

Heights Stables, Westerham Hill, Westerham TN16 2ED

Construction of 7 dwellings, with off street parking, garden areas, landscaping and continued private equestrian use allocated to plot 7.

WTC reiterates its previous comments - WTC supports the application subject to a Construction Management Plan being in place and that the visibility splays are maintained once the development has been completed. Each property should have an EV charging point.

- SE/24/00429/FUL **Amended application**

Rowfield, Mapleton Road, Four Elms TN8 6PN

Demolition of dwellinghouse and 7 ancillary outbuildings. To be replaced with

	<p>new 3-bedroom single storey dwelling to provide with an integrated double garage.</p> <p>WTC reiterates its previous comments - WTC supports the application subject to the 50% rule and would expect an EV charging point to be installed as part of the new build.</p> <p>WTC expects that any water exiting the property which is directed into the nearby watercourse is not merely meeting minimum standards but is meeting the highest standards that can be expected of a private sewage system.</p> <ul style="list-style-type: none"> • KCC/SE/0495/2018 <p>Covers Quarry, Westerham TN16 Stabilisation and restoration of Covers Farm Quarry – further submitted information. Cllr Robson to draft comments for the next meeting.</p>	
6.	<p><u>Planning Decisions</u></p> <ul style="list-style-type: none"> • SE/24/00283/HOUSE <p>12 Madan Road, Westerham TN16 Construction of two dormer windows in the existing roof to the rear part of the house. Granted</p> <ul style="list-style-type: none"> • SE/24/00266/CONVAR <p>Ventura, Pootings Road, Crockham Hill TN8 Removal of condition 3 of 23/03512/HOUSE. Granted</p>	
7.	<p><u>Consultations</u></p> <p>7.1 KCC - Revisions to its guidance and validation requirements for planning – was noted.</p>	
8.	<p><u>Planning Issues</u></p> <p>8.1 SDC Local Plan Regulation 18 Consultation – Cllr Robson had watched the SDC Planning Committee on 26th March but there was only an acknowledgment of where SDC were in the process.</p> <p>8.2 Tandridge District Council Draft Local Plan – No further update.</p> <p>8.3 Covers Farm – Cllr Robson to draft a response to the further consultation.</p>	
9.	<p><u>Reports from Councillors</u></p> <p>Cllr Bird reported that there was an article in the Inshape magazine regarding new building rules for homeowners.</p>	
10.	<p><u>Correspondence</u></p> <p>10.1 SDC Enforcement update was noted.</p> <p>10.2 Kent Countryside Voice – CPRE Spring – Summer 2024 was noted.</p>	
11.	<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.	Further Matters for Consideration at the next meeting None.	
13.	Date of next meeting Thursday 25 th April 2024	

The meeting was concluded at 11.10 am.

Minutes confirmed as a correct record:

Chairman