

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk:
Sarah Moon
07912 611048

The Old Livery Store
49½ High Street
Shoreham
Sevenoaks TN14 7TB

clerk2012@shorehamparishcouncil.gov.uk

PLANNING COMMITTEE MEETING MINUTES

3 February at Shoreham Village Hall from 7:30pm

Present: Cllr R Inniss (in the Chair)
Cllrs R Boyle, P Dodd, J Histed, R Inniss and S Parkes

Also Present: 2 Members of the Public

Clerk: Sarah Moon

1. Apologies were received from Councillors N McDonnell and S Medlen.
2. Minutes of the previous meeting held on 6 January 2016 were signed by the Chairman.
3. No disclosures of interest from Members were received.
4. The following planning applications were considered:
 - a) SE/16/00075/FUL – Rosedene, Firmingers Road, Orpington
Development: Erection of a replacement single storey dwelling. Comments due by 15th February 2016.
Resolved that Sevenoaks District Council be informed that Shoreham Parish Council supports this application.
 - b) SE/16/00033/WTPO – Flint Cottage, Darenth Way, Shoreham
Development: Various works to trees. Information only, no comments required.
 - c) SE/16/00074/WTPO – Reed Beds, Church Street, Shoreham
Development: Fell 1 cherry tree. Information only, no comment required.
5. Appeals

APP/G2245/C/15/3063755 – Land at Heathers, Rock Hill, Orpington
The appeal has been dismissed and notice has been issued to demolish the front boundary wall, remove raised patio, re-instating the front garden to former condition and to remove all resultant material from the site. The appellant has been granted 9 months as opposed to the standard 6 to complete this work. Planning permission has not been granted.
6. Correspondence/Information
 - a) An email has been received from KALC notifying councils that DCLG has issued a consultation on proposed changes to the National Planning Policy Framework. Details of the proposed changes can be found at <https://www.gov.uk/government/consultations/national-planning-policy-consultation-on-proposed-changes> and any councils wishing to comment should do so by Monday 22nd February 2016.

Cllr Dodd highlighted two main issues with the consultation. The first related to the purchase as well as rental homes. It was generally felt that once purchased, these starter/affordable homes would no longer be 'affordable' as they would be sold at market value and therefore the Parish Council was not in agreement with this part of the consultation. The second point related to the definition of commuter homes. The consultation stated that the desire to increase the density of commuter homes. It was felt by the Parish Council that the broad definition of commuter homes (ie near a train station), would mean that most areas would fall into this category and therefore the wording would give a licence to increase by broadening the definition, most areas which have a train station, would fall under this definition. Wording of document gives a licence to increase residential housing density virtually anywhere. On a positive note however, the Parish Council supported the fact that agricultural sites would not be classed as brownfield. It was agreed that Cllr Dodd should draft a formal response for the Clerk to send to KALC.

- b) An email has been received from the Head of Planning Applications at KCC inviting councils to comment on the proposed further modifications to the *Kent Minerals and Waste Local Plan (MWLP) 2013-30*. The consultation will be open for eight weeks from **Friday 8th January to Friday 4th March 2016 (8 weeks in duration)**.
It was agreed that no response would be necessary.
- c) SE/15/03244/HOUSE – Heathers, Rock Hill, Orpington
Development: Front boundary treatment.
REFUSED.
- 7. District Councillor's Report
A New Local Plan is currently being developed by Sevenoaks District Council as the current one expires in 2016. This will be discussed at the Local Plan Workshop hosted by SDC at Shoreham Village Hall on 18th February. Councillors Dodd and Inniss to attend.

The meeting closed at 19.50 pm.

Public Question Time

Date of next meeting: **Wednesday 17th February 2016 at Shoreham Village Hall (if required)**

Sarah Moon, Clerk to Shoreham Parish Council