

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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Shoreham
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PLANNING COMMITTEE MEETING MINUTES

3rd January 2018 at Shoreham Village Hall from 7:30pm

Present: R Blamey (in the Chair)
R Boyle, A Hibbins, B Jeffery, M S Parkes and N McDonnell

Also Present: 11 Members of the Public
District Councillors John Edwards-Winsor and Michelle Lowe

Clerk: Sarah Moon

1. Apologies for absence were received from J Histed.
2. Minutes of the previous meeting held on 20th December (copy circulated separately) were approved and signed by the Chairman.
3. There were no declarations of interest.
4. The following planning applications were considered:
 - a) SE/17/03637/FUL – Old Mill, Shoreham Road, Shoreham
Development : The erection of a proposed tree house for holiday accommodation.
Comments due by 4th January 2018.
Resolved that Sevenoaks District Council be informed that Shoreham Parish Council objects to this application on the basis that it is inappropriate development in the AONB and Greenbelt. Whilst the applicant has attempted to address design and materials to minimise any adverse impact on the area, the building is large and must be considered 'inappropriate infill'. The 50% permitted increase from the original size of the building has also already been used and this development would intensify the density of buildings in this location to an unacceptable level. There is also a discrepancy in the supplementary documentation, referring to the development as 'residential', whereas in fact, it is commercial.
 - b) SE/17/03969/ARGNOT – Timberden Farm, Shacklands Road
Development : Erection of an agricultural building.
Comments due by 11th January 2018.
Resolved that Sevenoaks District Council be informed that Shoreham Parish Council objects to this application on the basis that there can be no agricultural justification for such a building. In the absence of any agricultural activity being present on this site, there cannot be any need for such a shed, let alone one of such enormous bulk and size. The siting of such a building would also have an extremely negative impact on the AONB in which it resides. Given the highly sensitive location of the proposed development, the Parish Council would urge the District Council that prior approval of the details is required in order that some control over the site can be retained. The Parish Council are also concerned that the granting of approval for such buildings in the absence of agricultural activity taking place, could set a precedent for the creation of brownfield sites, which could then be used in future for residential development. With this in mind, the Parish Council would like to request that

Sevenoaks District Council makes an Article 4 Direction over the entire Timberden property on the grounds of severe risk to landscape of national importance. This would remove any permitted development rights, ensuring that full planning applications would be required for any development thus giving the community greater scope for challenge. Finally, the Parish Council would once again like to point out that the information given on the application form regarding the applicant's address is factually incorrect, Timberden Farm actually being the address of the adjacent house, which has been occupied by the same family for many years. Please could the District Council ensure that the applicant refrains from using this address in future.

5. Appeals

- a) APP/G2245/W/17/3187004
SE/17/01090/FUL – Hunters Moon, Well Hill, Orpington
Development : Demolition of existing buildings and erection of a single dwelling.
Appeal Start Date : 5th December 2017
Comments to arrive at Planning Inspectorate by 9th January 2018.

6. Correspondence/Information

- a) SE/17/03131/FUL – Timberden Farm, Shacklands Road, Shoreham
Development : Erection of a farmhouse.
REFUSED
- b) SE/17/03132/FUL – Timberden Farm, Shacklands Road, Shoreham
Development : Erection of a farmworker's cottage.
REFUSED

The meeting closed at 19.52 pm

One member of the public asked why none of the applicants were present at the meeting. The Clerk replied that individual applicants are not normally informed as to when their applications are going to be discussed but the onus is on the applicant to check the agenda and website to see for themselves. In any event, many applicants choose not to attend.

Date of next meeting: **Wednesday 17th January 2018 at Shoreham Village Hall (if required)**

Sarah Moon, Clerk to Shoreham Parish Council