

**SHOREHAM  
PARISH  
COUNCIL**

Parish Clerk: Sarah Moon  
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**PLANNING COMMITTEE MEETING MINUTES**

19<sup>th</sup> July 2017 at Shoreham Village Hall from 7:30pm

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

Also Present: 9 Members of the Public

Clerk: Sarah Moon

1. Apologies were received from District Councillor John Edwards-Winser.
2. Minutes of the previous meeting held on 5<sup>th</sup> July (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/17/01915/FUL – Land Adj to 4 & 5 Mill Lane, Shoreham  
Development : Demolition of existing garage and outbuildings. Erection of a dwelling house.  
Comments due by 24<sup>th</sup> July 2017.  
Resolved that Sevenoaks District Council be informed that Shoreham Parish Council supports this application but would encourage the District Council to attach conditions to ensure proper access arrangements for car parking on the site are made.  
All members voted in favour of supporting this application and the decision was reached as a result of the following discussion, having listened to two objections from residents of Mill Lane, (one that the application was not in line with the Mill Lane Conservation Area Appraisal and the second that personal considerations may be holding sway over the decision making process at Parish Council level).
    - The application should be considered in its own right with no reference to the previous application.
    - The question of whether the development would be suitable or not in the AONB was discussed and, as it can be considered limited in-fill, it should be deemed suitable.
    - When considering the effect on the Conservation Area, the development appears more in character with the older properties in Mill Lane and obscures the view of the newer, less attractive ones behind it. Removal of the derelict garage would also improve the Conservation Area.
    - The Shoreham Mill Lane Conservation Area Appraisal document, although still current, must now be interpreted differently to how it has been in the past as the document refers to the large open space between Oxbourne Cottages and Mill Lane Cottages. This open space is no longer a feature of the Conservation Area as it has become the site for four newly built homes. This changes things significantly.
    - Although the bulk of the frontage is large compared to other cottages in the street, the footprint is not and the Parish Council are of the opinion that this frontage would

enhance the area. It would however seek to ensure that the District Council attaches appropriate conditions to the application for car parking on the site.

- The Shoreham Society has no objection to the development.
- It may not be appropriate to interfere with the wall. If deemed structurally unsound, it could be stabilised rather than removed.
- The familial situation of the applicant should not be taken into account as this is irrelevant to planning law, as is the safety of the wall. The Conservation Area Appraisal document does however need to be considered in the context of the current street scene, not the street scene as it was at the time the document was compiled.
- As permission for building a new dwelling on the site has already been granted, the alterations need to be looked at and it is felt that these would improve the house rather than make it less attractive.

- b) SE/17/02009/HOUSE – Beeches, Well Hill, Orpington  
Development : Alteration of dormers. Tiled roof replaced with flat roof.  
Comments due by 26<sup>th</sup> July 2017.  
Notification has been received that this application is no longer valid as drawings are required to accurately show the dimensions of the property/building works that have already taken place.
- c) SE/17/02028/MMA – 13 Shoreham Place, Shoreham  
Development : Minor material amendment to application SE/17/01000/HOUSE for a proposed 2 storey side/rear extension with balcony and external stair case, in order to alter the existing raised front garden to a driveway and installation of 3 roof lights to the rear elevation/approved side extension.  
Further comments due by 3<sup>rd</sup> August 2017.  
Resolved that Sevenoaks District Council be informed that Shoreham Parish Council supports this application as any additional parking provision would only be beneficial to the development. This decision was agreed by all members.
- d) SE/17/02137/AGRNOT – Land South of Timberden Farm, Shacklands Road, Shoreham  
Development : Agricultural building.  
Comments due by 27<sup>th</sup> July 2017.  
Resolved that Sevenoaks District Council be informed that Shoreham Parish Council objects to this application as it does not feel the chosen site is appropriate. A building such as this in this prominent location within the valley, will have a detrimental effect on the AONB. Shoreham Parish Council does not feel as though the feasibility of the other potential locations for the building has been thoroughly explored. Access to this site is currently unsuitable and could only be made suitable by way of an access track, causing a further detrimental to the AONB.
- e) SE/17/00209/HOUSE – Daisy Farm, Firmingers Road, Orpington  
Development : Erection of a detached granny annex.  
Amended Consultation : New block plan and roof plan.  
Further comments due by 4<sup>th</sup> August 2017.  
Previous comments still apply.

## 5. Correspondence/Information

- a) An email has been received from a resident in Mill Lane objecting to application SE/17/01915/FUL – Land Adj to 4 & 5 Mill Lane.
- b) A further emails has been received from another resident of Mill Lane objecting to application SE/17/01915/FUL – Land Adj to 4 & 5 Mill Lane.

Public Question Time

Date of next meeting: **Wednesday 2nd August 2017 at Shoreham Village Hall (if required)**  
Sarah Moon, Clerk to Shoreham Parish Council

Meeting closed at 8.21pm.