

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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PLANNING COMMITTEE MEETING MINUTES

7th August at Shoreham Village Hall from 7:30pm

Present: R Blamey (in the Chair)
R Boyle, M Cockburn, A Hibbins, J Histed, B Jeffery, M S Parkes and M Sheward

Also Present: 15 members of the public

Clerk: Sarah Moon

1. Apologies for absence were received from Cllr Hubble and Cllr Roy.
2. The Minutes of the previous meeting held on 17th July 2019 (copy circulated separately) were received and authorised by the Chairman.
3. There were no disclosures of interest from Members in respect of items of business included on the agenda for the meeting.
4. The following planning applications were considered:
 - a) SE/19/02078/HOUSE – 7 High Street, Shoreham
Development : Proposed demolition of existing garage, proposed ground floor rear extension with roof light, proposed ground and first floor side extension, proposed new roof, new dormer at the rear along with increase size and shape of dormers, roof light at front, solar panels at side and new steps to the front of the dwelling.
Comments due by 7th August 2019.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council applauds the idea of what the applicant is trying to achieve in terms of improving the appearance of the building to fit in more with its surroundings. It also applauds the applicant's plans for an environmentally sustainable dwelling. However, due to the sheer bulk and scale of the proposed development, the Parish Council has no alternative other than to object to this application. The current dwelling is already large and its size has been noted in the recent Conservation Appraisal carried out by Sevenoaks District Council. The proposed extension would further increase the size and bulk of the house and this, coupled with its elevated position, would have an overbearing impact on neighbouring properties and the street scene. The proposed second storey extension over the garage would also affect the property to the south of the dwelling (5 High Street), resulting in loss of light. A different roof design such as a catslide roof, could mitigate this to a certain degree. Finally, whilst the Parish Council is in favour of cladding the building to be more in keeping with the area, it believes white weatherboarding would blend in better with the row of cottages to the north of the property than the oak material which is being proposed.
 - b) SE/19/02075/HOUSE – Clock Cottage, Shoreham Place, Shoreham

Development : Removal of existing conservatory roof and side frames and replacement with a new orangery.

Comments due by 8th August 2019.

RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development and considers it an enhancement to the existing building.

- c) SE/19/02089/FUL – Land Adjoining Elmtree Cottage, Row Dow Lane, Knatts Valley
Development : Conversion of surplus equestrian outbuilding to a self-contained 1 bedroom dwelling with associated parking and amenity.
Comments due by 8th August 2019.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the basis that a change of use from equestrian to residential does not comply with local and national AONB planning policy. Allowing a change of use for this building could set a precedent for similar developments. The building should therefore remain for equestrian use and not changed to residential.
- d) SE/19/01835/FUL – White Hill Cottage, Shoreham Road, Shoreham
Development : Use of site for stationing of a shepherd's hut, to be used for holiday letting. Conversion of the existing outbuilding to be used for holiday letting.
Comments due 9th August 2019.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development as it concurs with Sevenoaks District Council that there is a shortage of tourist accommodation within the area. The Parish Council requests however, that any planning permission granted should be subject to a condition stating that the converted outbuilding only be used as a holiday let and never be converted into a permanent dwelling. This decision was reached by a vote of 5 members in favour of supporting the application, 2 abstentions and 1 against.
Separately, concerns were raised regarding the speed of traffic on the A225 and possible dangers which may arise but it was agreed that this was not a planning matter. The issue of speed on this road has already been raised with Kent Highways by the Parish Council and it is hoped that a reduction in the speed limit on this stretch of road will be granted. Concerns regarding the suitability of the bridleway for access were also voiced but the applicant assured that Parish Council that these have been addressed.
- e) SE/19/02111/FUL – Stursdon Farm, Row Dow Lane, Knatts Valley
Demolition of the existing dwelling and erection of a replacement dwelling.
Comments due 15^h August 2019.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council no objection no comment.

5. Romney Street

The Chairman read out the following update (dated 6th August), from Cllr Roy who has been liaising with the residents of Romney Street and the District Council:

- The environmental health officer issued an enforcement order at the end of last week regarding the out of hours working. This would appear to be working and there have been no further reports of work taking place outside the permitted hours over the weekend or at any other time.
- Highways are dealing with the new entrance to the caravan site which extends on to Highway property.
- SDC have completed their investigations into possible conditions that could be added to the site licence which has already been issued. This has not been at all straightforward and whilst conditions can be added to a site licence, where a caravan site is concerned, these are limited under planning law. I am currently waiting a copy of the possible conditions that are being considered for the site licence.
- SDC wrote to the owners of the site at the end of last week raising their objections to the location of the mobile caravans in the former car park and some of the other issue that have been raised. They are currently waiting for a response.

Separately, Cllr Histed reported that Cllr Blamey and Cllr Jeffery had met with the residents of Romney Street to listen to their concerns. One of the residents had discovered a way of objecting to a caravan licence and Cllr Histed subsequently logged an objection with the Courts. Unfortunately, despite, receiving a lengthy response from a judge, the fact that the licence was not issued to Shoreham Parish Council, meant that the objection was rejected.

6. Correspondence/Information

- a) SE/19/01547/HOUSE – Dal Rosa, 19 High Street, Shoreham
Development – Single storey rear extension.
GRANTED
- b) SE/19/01261/HOUSE – Poldu, Romney Street, Knatts Valley
Development : Demolition of existing side gas bottle store. Erection of a single storey front, side and rear extension with formation of front and rear dormers with roof light to rear to existing roof. Alterations to existing fenestration.
GRANTED
- c) SE/19/00030/LDCEX – Former Car Park for the Rock and Fountain, Rock Hill, Orpington
Development : The siting of storage containers for use as a secure store for equipment.
GRANTED
Residents of one of the properties adjacent to the above site attended the meeting to seek advice from the Planning Committee as to why this application had been granted. Both the Parish Council and neighbours had objected to the proposal yet SDC have nevertheless granted permission. Usually, the Parish Council are informed when SDC reaches a decision which is different to that of the Planning Committee and they are given the opportunity to refer the matter to the Development Control Committee. In this case, the Parish Council were not informed of SDC's intention to grant planning permission. It was agreed that the Clerk write to John Edwards-Winser to verify whether the correct process had been followed and whether there is anything more that can be done. The residents of the neighbouring property agreed to supply the Clerk with photographic evidence of the site which she should forward once again to SDC.
- d) SE/19/01654/HOUSE – 14 Crown Road, Shoreham
Development : Proposed new internal layout at first floor, proposed loft conversion with dormer.
GRANTED

The meeting closed at 8.48

Public Question Time

Date of next meeting: **Wednesday 21st August 2019 at Shoreham Village Hall (if required)**

Sarah Moon, Clerk to Shoreham Parish Council