

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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PLANNING COMMITTEE MEETING MINUTES

19th April 2017 at Shoreham Village Hall from 7:30pm

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

Also Present: 9 Members of the Public

Clerk: Sarah Moon

1. Apologies were received District Councillor J Edwards-Winser.
2. Minutes of the previous meeting held on 5th April (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/17/00209/HOUSE – Daisy Farm, Firmingers Road, Orpington
Development : Erection of a detached granny annex.
Amended Parish Consultation : Block plan amended
Comments due by 28th April 2017.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development as it does not meet local planning laws - it is not an annex to the existing dwelling but a separate dwelling entirely and therefore constitutes inappropriate development. It also exceeds the 50% permitted increase, which has already been taken up by previous developments on the site.
 - b) SE/17/01000/HOUSE – 13 Shoreham Place, Shoreham
Development : Proposed two storey side/rear extension with balcony and external staircase.
Comments due by 1st May 2017.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development although would request that a condition about the required level of parking is added. The Parish Council considers the development to be appropriate for the area, making good use of space and meeting local needs. It is within planning rules.
 - c) SE/16/04003/LDCLBC – Bridge Over the River Darent, Church Street, Shoreham
Development : Removal and replacement of three oak posts. Removal of vegetation from the bridge structure. Repointing several areas of brickwork.
Although no comments are required, it was agreed that it would be unlikely that this work would take place prior to the Duck Race on 1st May as previously requested. Amanda Summers therefore offered to put barriers around dangerous posts and to paint the area with removable paint if work hasn't been done in time.
 - d) SE/17/01094/WTCA – 17 Shoreham Place, Shoreham
Development : Fell Sycamore tree – T1.

No comments necessary – information only.

5. Timberden Farm

It was hoped that the purchaser of Timberden Farm, Mr Muscat would attend the meeting, however this was not the case. The Chair therefore gave an update on the Parish Council's position, that being its wish to see the farm buildings sold to Mr Muscat. Mr Muscat also wishes to purchase the buildings from Sevenoaks District Council as he requires them in order to farm the land. It is hoped that the Parish Council will soon be able to meet with Mr Muscat to pursue this joint objective. In the meantime, the Parish Council will write to Sevenoaks District Council, urging them to sell the buildings to Mr Muscat, rather than to develop them into residential dwellings.

Shoreham Parish Council also plan to send a Freedom of Information request to Sevenoaks District Council to find out how much money they have spent to date on drawing up plans for redeveloping the farm buildings. It was also suggested that the Clerk try and locate the Deed of Sale of the land which was given to Richard Inniss by Vicky Hitchcock around the time of the proposed gipsy traveller site. This document may detail how the land may or may not be used in the future.

In the meantime, the Clerk was asked to contact the land agent acting for Mr Muscat as the ragwort is starting to grow back and will soon be out of control unless sheep are put to graze.

Finally, if Mr Muscat confirms he can attend a future meeting, then this will be explicitly mentioned in the agenda for that meeting.

6. Correspondence/Information

- a) SE/17/00175/HOUSE – 1 High Street, Shoreham
Development : Proposed single storey rear extension to replace existing conservatory, plus associated external alterations.
REFUSED
- b) SE/17/00506/FUL – The Summer House, Shoreham Road, Shoreham
Development : Demolition of existing two-storey dwelling with dormer windows and detached garage and the erection of a replacement two-storey dwelling with additional subterranean basement accommodation.
WITHDRAWN

Public Question Time

Q : It appears that a building other than the house itself is being built at The Cottage, Fackenden Lane. At the time of the original application, the Parish Council commented that the new dwelling would use up the 50% allowable increase so no further buildings should be allowed on the site

A: The Clerk was requested to write to Sevenoaks District Council asking them to visit the site in order to verify that it still conforms with the various planning applications relating to the development.

Q : What is happening with proposed gipsy site at the land NE of Westwood Farm, Well Hill?

A : The Clerk read out an email from the Planning Officer which stated that he would not be recommending taking this application to Development Control. It was agreed to seek advice from District Cllr Edwards-Winsor on how to progress this matter.

Date of next meeting: **Wednesday 10th May 2017 at Shoreham Village Hall (if required)**

Meeting closed at 8.25 pm.