

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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PLANNING COMMITTEE MEETING MINUTES

21st April 2021 remotely, via Zoom from 7:30pm

Present: R Blamey (in the Chair)
R Boyle, S Hubble, B Jeffery and M S Parkes

Also Present: 2 members of the public
District Councillor John Edwards-Winser

Clerk: Sarah Moon

1. Apologies for absence were received from Councillor Cockburn and Histed.
2. The minutes of the previous meeting held on 7th April 2021 (copy circulated separately) were received and authorised by the Chairman and signed by the Clerk with the Committee's permission.
3. There were no declarations of interest.
4. The following planning applications were considered:
 - a) SE/21/00910/FUL – Stursdon Farm, Row Dow, Knatts Valley
Development : The demolition of the existing dwelling and erection of a replacement dwelling.
Comments due 29th April 2021
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development but would like confirmation that the solar panels mentioned in the documentation will indeed be included in the build as they are not represented on the drawings.
5. Twitton Field
Recent developments at Twitton Fields were discussed and representatives of both the Shoreham Society and the CPRE updated the Planning Committee on the events of the past couple of weeks.
Since being sold, both the PC, Shoreham Society and members of the public raised concerns over the possibility of 'land banking' of this site. Recently, work has been undertaken to divide up the field into smaller plots and the owner has asked a local farmer lay it to grass. This confirms concerns and Enforcement at Sevenoaks District Council have been informed. Due to the urgency of the matter, SDC have moved very swiftly and have stated that an Article 4 Directive will be issued 22nd April 2021. This legally binding document will remove any permitted development rights, ensuring that no activity, other than farming, can be done on the land without firstly obtaining planning permission. Once the Directive has been issued, the PC, Shoreham Society and local residents will watch carefully for any future movement or sale of the land. No action is required to be taken at present other than for the Clerk to write to Tom Fry, thanking him for dealing with this issue so expeditiously.
6. Correspondence/Information
 - a) SE/21/00477/HOUSE – 1 Preston Farm Cottages, Shoreham Road, Shoreham

Development : Demolition of non-original single storey extension, play house and coal shed. Construction of two storey side extension with roof lights, detached garage, new driveway, associated landscaping works and alternations to fenestration.

GRANTED

- b) SE/21/00478/HOUSE – 2 Preston Farm Cottages, Shoreham Road, Shoreham
Development : Demolition of non-original single storey extension. Construction of two storey side extension, detached garage and associated landscaping works.
GRANTED
- c) SE/20/03465/FUL and SE/20/03466/LBCALT – George Inn, Church Street, Shoreham
Development : Refurbishment and alteration of pub including demolition of existing toilet block, reconfiguration of escape route from 1st floor, relocation of kitchen to existing outbuilding, incorporation of new toilet and accessible toilet facilities in current kitchen location, formation of new covered dining area within rear yard with direct connection to existing pub and new kitchen facilities, conversion of enclosed yard to garden/outdoor customer area, conversion of outbuilding to small external bar, provision of new street facing bin store, reconfiguration of 1st floor staff accommodation to 4 hotel rooms with en-suite facilities, incorporation of staff accommodation at 2nd floor level and incorporation of conservation roof light 2nd floor level.
GRANTED
- d) SE/21/00594/HOUSE – Tanglewood, Rock Hill, Orpington
Development : Internal alteration of rooms. Removal of windows, 2 from east and 2 from west elevations. Removal of wood cladding and replacing with acrylic render to all external walls. The addition of railing to the roof line of the ground floor on the south elevation.
GRANTED

Meeting closed at 7.59.

Cllr Jeffery reported that he had contacted the landscaping company, which has placed numerous signs around the village, asking if they could be removed. To date, none have been removed. The Clerk was asked to write to Enforcement to see if anything can be done. Whilst there is no problem in contractors displaying a sign outside a property they are working on, advertising boards should not be put up elsewhere around the area. The Clerk was asked to put something in the Gazette to this effect.

Planning Enforcement at SDC have visited the Macandy site and as a result the number of caravans has been reduced to two travelling vans on one static home. Hedges have been taken down however and an entrance, which is too big and out of keeping with the area, has been erected. Enforcement are also looking into this.

A letter has been received regarding the Hearing for the Little Trees Appeal. The Hearing will be held via Teams on 13th July. It was RESOLVED that the Clerk ask the Planning Consultant, Flo Churchill, whether she would be available to attend the hearing and how much she would charge for this. She should also be asked if she has any further comments she is able to add to strengthen the Parish Council's case.

Public Question Time

Following the closure of the meeting members of the public may ask questions for up to two minutes on any planning matters.

Date of next meeting: **Wednesday 5th May 2021 via Zoom (if required)**

Sarah Moon, Clerk to Shoreham Parish Council