

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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PLANNING COMMITTEE MEETING MINUTES

21st July 2021 7:30pm, Shoreham Village Hall

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

Also Present: No members of the public were present.

Clerk: Sarah Moon

1. Apologies for absence were received from District Councillor John Edwards-Winser and Sarah Parkes.
2. The minutes of the previous meeting held on 7th July 2021 (copy circulated separately) were received and authorised and signed by the Chairman.
3. There were no declarations of interest.
4. The following planning applications were considered:
 - a) SE/21/0215/FUL – Macandy, Romney Street, Knatts Valley
Development : Change of use of land for the siting of 2 mobile homes and 2 touring caravans.
Comments due by 28th July 2021
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development as the doubling in size of the site from one mobile home and one touring caravan to two statics mobile homes and two touring caravans constitutes inappropriate development in the Green Belt and fails to conserve or enhance the AONB in which it is situated. Furthermore, the hedges, which are shown on the plans have been removed and the resulting lack of screening will cause neighbouring properties to be overlooked. In addition to this, there is currently no room for cars to turn on the site and vehicles have to reverse into Romney Street. Increasing the number of caravans on the site and decreasing the amount of space available will only exacerbate this problem. Finally, the caravans depicted on the plans are smaller than those currently in situ. This is to ensure enough space to accommodate them within current regulations so does this mean that the existing vehicles will be removed and replaced with smaller ones? The proposed addition of two more caravans to this site will only add to the already massive increase in density of the area (Kingsdown Meadow, Porters Farm) and this rural location and its infrastructure simply cannot cope with it.
 - b) SE/21/01978/HOUSE – Darenthdale, High Street, Shoreham
Development : Proposed outdoor tennis court and replacement of outbuilding to provide additional recreational facilities.
Comments due by 3rd August 2021
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development as the lack of landscaping and planting around the area of the tennis court means that it will be seen from public footpath, negatively impacting one of the key views of the valley landscape. Greater effort should have been made to hide the construction in order to maintain the existing view.

5. Correspondence/Information

- a) SE/21/01404/FUL – Land Adjacent to Shoreham House, Church Street, Shoreham
Development : Erection of one –three-bedroom three storey house with basement and double garage and demolition and replacement of ten single storey garages with two garage blocks and four surface level car parking spaces for 11 cars.
REFUSED
- b) SE/21/01122/HOUSE – Paines Farm, Row Dow, Knatts Valley
Development : Form gravelled drive with associated landscaping to provide access for existing cess pit and field to rear of house, formation of vehicular access to Row Dow Lane where there is an existing pedestrian gate, new gate and relocation of existing sheds.
GRANTED
- c) SE/21/01121/FUL – Land Southeast of the Quadrangle, Shoreham Road, Shoreham
Development : Erection of a structure – Geodesic Dome.
REFUSED
- d) SE/21/01720/HOUSE – 3 Hopgraden Cottages, Filston Lane, Shoreham
Development : Demolition of shed and oil tank, proposed ground and first floor rear and side extension with rooflight and proposed enlarging car parking area at front, new gate and removal of chimney. Solar panels to the rear and installation of heat pump.
GRANTED
- e) SE/19/05000/HYB Fort Halstead, Crow Drive, Halstead Sevenoaks TN14 7BU
Development : Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,773 sqm GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 635 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); land safeguarded for a primary school; change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space and; associated landscaping, works and infrastructure. In detail: demolition of existing buildings; change of use and works including extension and associated alterations to buildings Q13 and Q14 including landscaping and public realm, and primary and secondary accesses to the site. RECEIVED APPROVAL at the Development Control Committee on a 9:6 vote subject to numerous conditions all of which must be agreed before October or it will be refused. Outline permission only granted, not full permission, so each area will need its own detailed planning permission.

Meeting closed at 20.30

- Cleared land at the top of Station Road : The Clerk was asked to find out what is happening here.
- Little Trees : The appeal took place 13th July and a decision from the Planning Inspectorate is awaited.
- The Clerk was asked to contact District Councillor John Edwards-Winsor to see if he could speak to the planning department regarding the lack of anonymity when making public comments on the planning portal. The fact that personal data is published can deter people from making comment as they fear repercussions. If no personal data were shown, it would lead to better engagement by the public in the planning process.

Date of next meeting: **Wednesday 4th August 2021 (if required) - Shoreham Village Hall**
Sarah Moon, Clerk to Shoreham Parish Council