

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk:
Amanda Barlow
07912 611048

PO Box 618
Sevenoaks
TN13 9TW

clerk2012@shorehamparishcouncil.gov.uk

PLANNING COMMITTEE MINUTES
15 February 2023

Present: Cllrs R Blamey (Chair), Jeffrey and Sheward
and Mr R Boyle and Mrs S Parkes

In attendance:

1. Apologies were received and accepted from Cllr Cockburn
2. **Members resolved to agree the minutes of the previous meeting held on 18 January 2023** (copy circulated separately).
3. There were no declarations of interest.
4. To consider planning applications and appeals received by the day before the meeting (if any).

<u>SDC Reference</u>	<u>Site Address</u>	<u>Summary Description of Application / Consultation</u>	<u>SDC deadline</u>
22/03595/HOUSE	Riverside House Church Street Shoreham Sevenoaks Kent TN14 7SD	Replacement of existing front fence and gates with wrought-iron-style fence and gates on top of proposed low wall.	20/02/2023
Members resolved to respond no objection.			
23/00073/HOUSE	Coombe Rise Cockerhurst Road Shoreham Sevenoaks Kent TN14 7UA	Dormer extension to West elevation. Single storey rear extension with new Air Source Heat Pump. First floor rear infill extension. Installation of rooflights. New warm roof insulation and finishes to central roof section. Demolition of existing garage and construction of new garage with semi-basement garden store and solar panels. New steps to lower garden, alterations to driveway entrance gates and boundary including new wall. New Swimming pool and Pergola. Installation of oil tank, below ground rainwater tank and treatment plant. Associated hard and soft landscaping.	21/02/2023
Members resolved to respond no objection.			
22/03586/HOUSE	3 Mesne Way Shoreham Sevenoaks Kent TN14 7SU	Demolition of existing side and rear extensions and erection of a new side extension with mezzanine level, pergola, green house and summer house together with associated landscaping works and air source heat pump. Creation of a natural swimming pond.	28/02/2023
Members resolved to respond no objection.			

22/01756/FUL Amended	Former Car Park For The Rock And Fountain Rock Hill Orpington Kent BR6 7PJ	Erection of 4 detached single storey dwellings with associated amenity, parking and landscaping	01/03/2023
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Members resolved to object to this application and agreed to respond as per the previous response.

Shoreham Parish Council objects to this application on the basis that the size and density of it is inappropriate in the Green Belt. The creation of what in effect, amounts to a new hamlet, is particularly concerning for an area such as Well Hill, which lies in close proximity to the borough of Bromley and the urban sprawl of Greater London. The proposed development is in a prominent position and this will have a negative effect on the openness of the Green Belt and the Kent Downs AONB (a nationally important landscape) in which it is located. Indeed, national planning policy in NPPF 2019 paragraph 172 “gives great weight to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas” Local planning policy echoes the NPPF with policy EN5 of the Allocations and Development Management Plan stating that the highest standards of protection will be given to the Kent Downs AONB and that proposals there will only be permitted where the form, scale, materials and design will conserve and enhance the character of the landscape and have regard to the relevant Management plan guidance (in this case the Kent Downs AONB Management Plan 2019-2024.) We do not consider that the application proposals will meet these policy requirements in terms of conserving and enhancing the AONB landscape.

Shoreham Parish Council would therefore once again, urge Sevenoaks District Council to refuse planning permission for this development on the basis that its scale and density constitutes inappropriate development in the Green Belt and will have an adverse impact on the AONB in which it is situated.

5. To note the Planning Log

Noted.

6. Date of next meeting: **Wednesday 1 March 2023 (if required)**

The meeting closed at 19.40