

**SHOREHAM
PARISH
COUNCIL**

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PLANNING COMMITTEE MEETING MINUTES

20th January remotely, via Zoom from 7:30pm

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

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

Clerk: Sarah Moon

1. Apologies for absence were received from Cllr Cockburn.
2. The minutes of the previous meeting held on 6th January 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 applications were considered:
 - a) SE/20/03750/FUL – Preston Farm, Shoreham Road, Shoreham
Development : Conversion and replacement of existing buildings to create a new rural business work hub.
Comments due by 3rd February 2021
The applicant gave a presentation outlining the purpose of project, the proposed design and the numbers and types of users. Visualisations of the finished project were also shown. Members of the committee as well as the public asked several questions:

Q: Why are there no solar panels?
A: SDC advised against installing anything which would cause a reflective glare around the valley.

Q: How many new jobs will be estimated to be created?
A: 80-90 new jobs.

Q: What will the opening hours of the site be?
A: The core hours will be 8am – 6pm with a small degree of comings and goings outside of these times

Q: What sort of businesses will be occupying the site?
A: Professional services and consultancies will most likely account for most of the office space. The smallest office space available would be 1 desk and the largest 16. There will also be workshop space for rent and it is likely this will be a mixture of light manufacturing, craft and artisan users. There are also plans for a small gym and café.

Q: There are concerns regarding the scale and number of people this will bring to the area and the increase in traffic which will inevitably follow. And what about the lighting?

A : Currently 25-26 people work at Down to Earth. They all arrive and leave by car plus vans are constantly taken in and off the site throughout the day. Additionally, although the livery is now winding down, at its height it had around 32 tenants and these also created traffic movements. There have been therefore around 150 -180 traffic movements per day already so although the new site will bring some more, it will not result in a dramatic increase.

Q : Has a traffic assessment been done? If there are 150 available seats plus the gym, plus the café, this could potentially double the current volume.

A: Yes, a consultation has been undertaken by KCC. Also, it is hoped that the amenity will release some of the pressure away from Shoreham Village, drawing people out rather than inviting them in. Also, it is unlikely that all the spaces will be occupied all the time, which will further reduce traffic movement.

Q: What about the lighting? This bound to have an effect during the winter months in particular.

A: The orientation of the buildings have been positioned in such a way so as to not direct light towards Shoreham. Systems will be put in place so that outside hours no lights will be left on.

Q: There are concerns about the parking provision. It is unrealistic to assume that people will come by train and there is currently no safe way to travel to the site from the station anyway. This means that everyone will need to drive and therefore a lot of parking spaces will be required.

A : The car park shown on the plans should be sufficient however, there is also overspill provision for 20-30 more cars closer to the Castle Farm Road side of the site.

Q : What material will be used for the car park?

A: The current concrete hard standing of the Down to Earth yard will be used. This would have less of an effect on the environment than digging up the existing material and replacing with new.

Q: Where have the ideas for a café and a gym come from? Would they be open to the public and would they be open on weekends?

A: Both these ideas came out of the consultation. They would probably be open to the public but both would be small. The gym would be more of a personal training studio or space available for group classes than a large gym filled with lots of equipment. Outside office hours the café would primarily serve walkers, who could stop there for a convenient break.

Q: What kind of drainage will the scheme have?

A: The scheme has been designed with a sustainable drainage system in mind.

RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this application as it has been carefully thought out and seems a good reuse of a disused farmyard. The Committee requested however that SDC carefully take the following points into consideration:

- Parking provision and the number of vehicular movements;
- Usage of the area outside the normal working hours of 8.00am – 6.00pm Monday – Friday;
- The risk of light pollution.

b) SE/21/00024/HOUSE – 9 Shoreham Place, Shoreham

Development : To demolish the games room and rear extension and erect a two storey side extension with a single storey rear extension with roof lights, widen existing crossovers and driveways and provide new access ramps and steps to the front of the property.

Comments due by 3rd February 2021

RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this application as it complies with planning regulations falls within the 50% increase allowed in the AONB.

5. Correspondence/Information

SE/20/03332/FUL – Cockerhurst House, Redmans Lane, Shoreham

Development : Stable block comprising 3 stables, hay barn and two small store rooms.

REFUSED

a) Appeals :

Development : Little Trees, Redmans Lane, Shoreham

Appeal against issue of an Enforcement Notice for : Without planning permission, material change of use of the land to use as a residential caravan site by: the stationing of touring caravans for residential use, erection of day room and other outbuildings, creation of driveway and hard standing.

Comments due by 9th February 2021.

A response has been received from the Planning Consultant instructed to assist with this matter. The Clerk asked for confirmation that the committee was happy for these comments to be submitted. Cllr Hubble stated that she disagreed with extending the period for compliance and this should remain at six months and that the paragraph 'it is the contention that...' be removed as the NPPF specifically states that agricultural buildings do not count as Previously Developed Land.

The meeting closed at 8.48pm

Public Question Time

A member of the public asked the Planning Committee to investigate whether the shop at the Mount should have had planning permission. Also, there is no mention of car parking in any previous application.

Additionally, as far as the George application is concerned, some of the comments submitted in relation to the full application have been submitted in error and have been attached to the listed building application instead. These will not be considered as part of the decision process but a member of the Committee asked whether SDC could reconsider this as they were clearly mistakenly attached.

It is the policy of SDC to include personal details of those people making comments on the planning portal – indeed, it is not possible to submit comments without providing these details. This puts some people off objecting. Is this not against GDPR? District Councillor John Edwards-Winser agreed to speak to SDC about this.

Date of next meeting: **Wednesday 3rd February 2021 via Zoom (if required)**

Sarah Moon, Clerk to Shoreham Parish Council