

**SHOREHAM  
PARISH  
COUNCIL**

Parish Clerk: Sarah Moon  
8 High Street  
Shoreham  
Sevenoaks TN14 7TB  
[clerk2012@shorehamparishcouncil.gov.uk](mailto:clerk2012@shorehamparishcouncil.gov.uk)

**PLANNING COMMITTEE MEETING MINUTES**

6<sup>th</sup> September 2017 at Shoreham Village Hall from 7:30pm

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

Also Present: 9 Members of the Public  
District Councillor J Edwards-Winser

Clerk: Sarah Moon

1. Apologies were received from R Blamey and P Dodd (both on holiday) and from A Hibbins (unwell).
2. Minutes of the previous meeting held on 16<sup>th</sup> August (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/17/01904/HOUSE – Westwood Cottage, Rock Hill, Orpington  
Development : Conversion of existing detached garage to form ancillary residential accommodation to host property.  
Comments due by 5<sup>th</sup> September (extension granted due to timing of Planning Meetings).  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the basis that it resembles a separate residence and is therefore inappropriate development in the Green Belt. Additionally the plans are incorrect as the roof line is different in relation to the caravan in terms of height.
  - b) SE/17/02498/LDCEX – Heathers, Rock Hill, Orpington  
Development : Existing use of residential unit as ancillary accommodation of the host building.  
Comments due by 8<sup>th</sup> September 2017.  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the basis that the development is not an ancillary building, being some distance from the main dwelling and therefore constitutes inappropriate development in the Green Belt. The pictorial evidence of a kitchen also supports the view that the building is not ancillary to the host building but rather a separate dwelling in its own right. Also because of the previous decision in 2009, the building should have been removed and therefore the 15 years required to qualify for a Lawful Development Certificate is questionable - existing enforcement notices should be enforced both on this application and on the wall fronting the roadside (SE/15/00034 and SE/16/00103). The plans should also show that the building had been subject to an Enforcement Notice.
  - c) SE/17/02548/CONVAR – Early Autumn, East Hill Road, Knatts Valley

Development : Removal of Condition 1 (third mobile home and touring caravan shall be for a limited period of 3 years) of SE/14/02211/CONVAR to permit a third mobile home and touring caravan of planning permission SE/06/02637/FUL (Approved at appeal ref APP/G2245/A/020466371).

Comments due by 11<sup>th</sup> September 2017.

RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development on the basis that it complies with the up and coming Local Plan.

- d) SE/17/02526/FUL – The Honey Pot, 4 High Street, Shoreham  
Development : Change of use from A1 to A3 and replacement of existing flat roof, replacing old for new with up-to-date materials, removing two existing velux skylight and plastic dome, replacing with two new same size plastic domes, ventilation system fitted for extractor fan. Erection of small picket fence across the patio area, height 1m, length 2m, to ensure the safety of customers arriving/departing from the building.  
Comments due by 11<sup>th</sup> September 2017.  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development based on the following conditions:
1. That local residents are considered in regard to hours of trading;
  2. That any extractor fan (or other equipment emitting a noise) is situated within an inaudible distance from local residents;
  3. That local residents are not adversely affected by any odours escaping from the property.
- e) SE/17/02384/HOUSE – Pepperland, Birchin Cross Road, Knatts Valley  
Development : Partial demolition of east and west elevations to accommodate a single storey extension to the east, first floor extension to the west and north elevations. Raising the roof with dormers and roof lights. Part conversion of attached garage to habitable space. Removal of chimney and external stair. Pergola to the south. Porch/canopy to the north and alterations to fenestration. Replacement of pool house and stand-alone garage conversion to annexe.  
Comments due by 14<sup>th</sup> September 2017.  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development as it appears to be compliant with Planning Regulations.
- f) SE/17/02642/DETAIL – The Bungalow, East Hill Road, Knatts Valley  
Development : Details pursuant to condition 3 (biological diversity) of planning permission SE/16/03895/FUL.
- g) SE/17/02642/DETAIL – The Bungalow, East Hill Road, Knatts Valley  
Development : Details pursuant to condition 6 (safe charging of electric vehicles) of planning permission SE/16/03895/FUL.
- h) SE/17/02642/DETAIL – The Bungalow, East Hill Road, Knatts Valley  
Development : Details pursuant to condition 8 (landscaping) of planning permission SE/16/03895/FUL.
- i) SE/17/02625/LDCPR – St Annes, East Hill Road, Knatts Valley  
Development : Demolition of existing garden room and utility to facilitate the erection of a single storey rear extension.
5. Correspondence/Information
- a) SE/17/00209/HOUSE – Daisy Farm, Firmingers Road, Orpington  
Development : Erection of a detached granny annexe.  
REFUSED.

- b) A copy of the Sevenoaks District Council Local Plan Consultation Document has been received.
- c) The Investigating Officer at Sevenoaks District Council has confirmed that he has investigated Darenth Valley Golf Club following complaints that unauthorised development has been taking place. They have confirmed that no work is taking place on the building and there are no plans for any works or for anyone to live there.
- d) SE/17/02028/HOUSE – 13 Shoreham Place, Shoreham  
Development : Alterations to existing driveway to form three new parking spaces and the construction of retaining walls.  
GRANTED.

Public Question Time

There were no questions from members of the public.

The meeting closed at 8.25pm

Date of next meeting: **Wednesday 20<sup>th</sup> September 2017 at Shoreham Village Hall (if required)**

Sarah Moon, Clerk to Shoreham Parish Council