

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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PLANNING COMMITTEE MEETING MINUTES

6th December 2017 at Shoreham Village Hall from 7:30pm

Present: R Blamey (in the Chair)
R Boyle, A Hibbins, J Histed, B Jeffery, M S Parkes

Also Present: 31 Members of the Public
District Councillor John Edwards-Winser

Clerk: Sarah Moon

1. Apologies for absence were received from N McDonnell.
2. Minutes of the previous meeting held on 15th November (copy circulated separately) were approved and signed by the Chairman.
3. There were no declarations of interest.
4. To consider planning applications received by the day before the meeting (if any).

a) SE/17/03131/FUL – Timberden Farm, Shacklands Road, Shoreham
Development : Erection of a farm house.
Comments due by 11th December 2017

All members of the public who spoke about this application voiced their concerns and objections to this development. It was felt that a house and access road built in this valley would fail to enhance the AONB. It was also felt that the need for farm buildings had not be properly demonstrated as no agricultural activity is taking place at present. Additionally, concerns were voiced about the long term strategy and whether the District Council have acted in a manner available to other farmers. If they have, then this could set a precedent for other farmers to sell off lots of land. The splitting off of the barns from the remaining lots was also challenged. The District Council would have known that any farm would be unviable without farm buildings and that new barns would need to be built.

Resolved that Sevenoaks District Council be informed that Shoreham Parish Councils objects to this development on the basis that :

- The development fails to enhance and conserve the AONB;
- There is no proven need for the development (ie no farm business is yet in existence so therefore no dwellings are required);
- The development would have a detrimental effect on the visual amenity and openness of the Green Belt;
- The bulk, materials and appearance of the proposed development fall short of the high standard of design expected in such a sensitive location;
- The development would generate more traffic and would comprise highway safety;
- The development would have a negative impact on biodiversity and habitat;

- Several public rights of way would be bisected/obstructed;
- The development would adversely affect water run-off from the valley thus increasing the risk of flooding;
- The application contains factual inaccuracies in terms of the address of the proposed development, the address of the applicant and the fact that that the applicant is in negotiations with the District Council to purchase the adjoining woodland.

b) SE/17/03132/FUL – Timberden Farm, Shacklands Road, Shoreham
Development : Erection of a farm workers cottage.
Comments due by 11th December 2017
Resolved that Sevenoaks District Council be informed that Shoreham Parish Councils objects to this development on the basis that :

- The development fails to enhance and conserve the AONB;
- There is no proven need for the development (ie no farm business is yet in existence so therefore no dwellings are required);
- The development would have a detrimental effect on the visual amenity and openness of the Green Belt;
- The materials and appearance of the proposed development fall short of the high standard of design expected in such a sensitive location;
- The development would generate more traffic and would compromise highway safety;
- The development would have a negative impact on biodiversity and habitat;
- Several public rights of way would be bisected/obstructed;
- The development would adversely affect water run-off from the valley thus increasing the risk of flooding;
- The application contains factual inaccuracies in terms of the address of the proposed development, the address of the applicant and the fact that that the applicant is in negotiations with the District Council to purchase the adjoining woodland.

c) SE/17/03421/HOUSE – Daisy Farm, Firmingers Road, Orpington
Development : Erection of a detached granny annexe.
Comments due by 19th December 2017
Resolved that Sevenoaks District Council be informed that Shoreham Parish Council objects to this application as the exceptional circumstance which allow development in the Green Belt are not sufficiently demonstrated with this application.

5. Correspondence/Information

a) SE/17/03124/FUL – The Honey Pot, 4 High Street, Shoreham
Development : Replacement of existing flat roof:- removing entire roof, replacing new for old with up-to-date materials, removing two existing velux skylight and plastic dome, replacing with two new same size plastic domes. Erection of small picket fence and gate across patio area to ensure the safety of customers arriving/departing from the building.
GRANTED

b) SE/17/01915/FUL – Land Adj to 4 & 5 Mill Lane, Shoreham
Development : Demolition of existing garage and outbuildings. Erection of a dwelling house.
GRANTED

c) SE/17/02913/CONVAR – Bridge Cottage and The Chapel, Darenth Way, Shoreham
Development : Removal of Condition 2 of 01/01368/FUL which allows the Chapel to be used solely for the purposes incidental to the dwelling (Bridge Cottage). For clarification: the removal of the Condition will allow the Chapel to be used solely for purposes incidental to the residential use of Riverside House instead of Bridge Cottage. The use of the Chapel would continue to be controlled by a legal agreement.
GRANTED

Public Question Time

The meeting closed at 21.03 pm

Date of next meeting: **Wednesday 20th December at Shoreham Village Hall (if required)**

Sarah Moon, Clerk to Shoreham Parish Council