

**SHOREHAM  
PARISH  
COUNCIL**

Parish Clerk: Sarah Moon  
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**DRAFT PLANNING COMMITTEE MEETING MINUTES**

4<sup>th</sup> November remotely, via Zoom from 7:30pm

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

Also Present: 18 members of the public  
District Councillor Irene Roy

Clerk: Sarah Moon

1. Apologies for absence were received from Richard Boyle, Cllr Hubble and County Councillor Roger Gough.
2. The Minutes of the previous meeting held on 21<sup>st</sup> October 2020 (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/20/02849/HOUSE – Rock Orchard, Well Hill, Orpington  
Development : Creation of garden room as additional annexed accommodation to main house.  
Comments due by 10<sup>th</sup> November 2020  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development as the size and bulk of the annex is too large and appears to exceed the 50% increase of the original footprint allowed in the AONB.
  - b) SE/02792/FUL and SE/20/02793/LBCALT – 29 High Street, Shoreham  
Development : Proposed conversion and extension of barn to form new dwelling with associated landscaping and parking.  
Comments due by 11<sup>th</sup> November 2020  
The applicants were represented by their architect and planner who talked through the proposal. Although the barn is not located in the Green Belt, the proposed extension would be. The planner stated that Kent Highways had been consulted about the access to the property and had no objection however they have yet to formally respond to Sevenoaks District Council via its planning portal.  
The Planning Committee and several neighbours raised concerns about the access, believing it to be unsafe. Whilst not all members objected to some form of conversion/improvement in order to save the barn, all agreed that the proposed extension was too large and would encroach on the Green Belt. The Committee voted in favour of objecting to the application. There was one abstention.  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the basis that it constitutes inappropriate development in the Green Belt and would have a detrimental impact on the AONB and Conservation Area in which it is situated.

It was also RESOLVED that the Clerk contact Planning Consultant, Lindsay Frost, to draft a response on behalf of the Parish Council and that a budget of £500 be allocated to this.

- c) SE/20/03028/FUL – Little Copt Farm, Shoreham Road, Shoreham  
Development : Conversion of barn to new three bed dwelling.  
Comments due by 16<sup>th</sup> November 2020  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this proposal as the development is inappropriate and harmful to the Green Belt. Furthermore, the creation of an additional residential dwelling would cause the site to be overdeveloped. Access to and from the site on to the main road (A225) is already hazardous and any extra traffic resulting from new dwellings would only exacerbate the problem.  
It was also RESOLVED to ask the planning consultant engaged to deal with SE/02792/FUL, to also look at this application at the same time and to draft a response on behalf of the Planning Committee to be sent to SDC.
- d) SE/20/02528/HOUSE and SE/20/02529/LBCALT – Darenth House, Shacklands Road, Shoreham  
Erection of a glazed extension and porch to east elevation, internal alterations, demolition of garage and brick shed with replacement outbuilding, reposition of oil tank and provision for swimming pool with associated landscaping works.  
Comments due by 17<sup>th</sup> November 2020  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this application on the basis that the proposal will be an improvement on the existing structure. Shoreham Parish Council would like to request however that any lighting installed around the pool area be subdued so as not to cause a disturbance to wildlife or light pollution.
- e) SE/20/03062/FUL – Copthall, Shoreham Road, Shoreham  
Development : Demolition of existing residential outbuildings with extant planning consent for alterations, extensions and conversion to a dwelling.  
Comments due by 18<sup>th</sup> November 2020.  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development on the condition that a satisfactory traffic management plan is produced to ensure the safety of existing residents exiting and accessing the site.

## 5. Appeals

- a) APP/G2245/C/20/3257341 – Romney Street Mobile Home Park, Knatts Valley  
Nature : Appeal against issue of Enforcement Notices against : a) unauthorised operational development in the form of a front boundary wall higher than 1 metre in height adjacent to the road and above 2 metres in other parts. B) unauthorised engineering works in the form of the erection of four raised patios and the raising of land levels around plot 15 (of the site licence plan)  
Comments due at the Planning Inspectorate no later than 30<sup>th</sup> November 2020.  
RESOLVED that Shoreham Parish Council write to the Planning Inspectorate reiterating the fact that the front boundary wall is much higher than 1 metre and the materials used are not in keeping with the surrounding area. The four raised patios should not have been permitted to be built as their use intrudes upon the privacy of the neighbouring properties

## 6. Correspondence/Information

- a) SE/20/02492/CONVAR – Land North of New Oxbourne Farm, Mill Lane, Shoreham  
Development : Variation of conditions 2 and 8 of 19/00289/FUL to infill and convert existing buildings to form a 4 bedroom dwelling with amendment to materials and drawing.  
GRANTED
- b) SE/20/02415/FUL – Cockerhurst House, Redmans Lane, Shoreham  
Development : Erection of a stable.  
REFUSED

- c) SE/03006/WTCA – 1 Boakes Meadow, Shoreham  
Development : T1-3 Three birch trees – thin canopy by 20%.  
No comments necessary – information only.
  
- d) SE/20/02581/HOUSE – 9 Shoreham Place, Shoreham  
Development : Demolition of the games room and rear extension and erection of a two storey side extension with a single storey rear extension with roof lights and extension to the existing vehicular access and driveway to the front.  
GRANTED

Public Question Time

There were no questions from members of the public other than those raised as during agenda items.

Date of next meeting: **Wednesday 18<sup>th</sup> November 2020 via Zoom (if required)**

Sarah Moon, Clerk to Shoreham Parish Council

Meeting closed at 9.02 pm