

# SHOREHAM PARISH

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## COUNCIL

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### MINUTES of a MEETING of SHOREHAM PARISH COUNCIL

Shoreham Village Hall, Shoreham on 7 February 2024 at 7:30pm

Present: Cllrs R Blamey, B Jeffery, J Histed (Chair), M Sheward and J Thorpe

Also Present: 10 members of the public, Cllr Gough (County) (in part), Cllr Edwards-Winser (District) (in part), PC Ashleigh Wilson (Kent Police) (in part) and Amanda Barlow (Clerk)

Apologies: Cllrs Owen and Powell, Cllr Roy (District)

Cllr Histed welcomed everyone to the meeting and introduced PC Ashleigh Wilson to the meeting. Cllr Histed thanked PC Wilson for attending the meeting and invited the public forum to raise any issues.

PC Wilson explained the rules around parking and what actions can be taken and she advised that she would provide the Clerk with information to share with residents.

1. To receive any apologies for absence.

Apologies were received and accepted from Cllrs Owen and Powell and Cllr Roy (District).

2. To receive any disclosures of interest from members in respect of items of business included on the agenda for the meeting.

None.

3. Public Forum

- Mr Boyle asked if the road bridge gets checked yearly.

4. County/District Councillor Reports

Cllr Gough –

- Nigel Rowe (Highways) is happy to meet with the Council regarding the Highways Improvement Plan (HIP).
- A225 completed.
- Thames Water – road closure.
- Budget will be going to County Council on 19 February 2024. The Government has come up some extra funding for local Government which is worth about £13 million for Kent.

Cllr Gough left the meeting.

Cllr Edwards-Winser gave his report and it is attached at Appendix A.

Cllr Edwards-Winser left the meeting.

5. To consider, and approve if appropriate, which agenda items are sufficiently confidential as to warrant exclusion of members of the press and public under the provisions of The Public Bodies (Admission to Meetings) Act 1960

None

6. To receive and authorise for signature by the Chairman, the Minutes of the meetings held Wednesday 24 January 2024

**Members resolved to agree the minutes of 24 January 2024.**

## 7. Matters arising from the minutes not covered by Agenda items

- 7.1 Hedge cutting in the High Street  
The Clerk advised that Mr Muscat had apologised for the delay and will be getting the hedges cut shortly.
- 7.2 Darent Valley Community Rail Partnership  
The Clerk confirmed that the proposal had been put on social media and there had been no comments or emails.

## 8. Shoreham Cricket Club

- 8.1 Cricket Ground Banners

Members agreed that the Clerk should seek clarity from the planning officer at Sevenoaks District Council and Kent Highways.

## 9. Highways and Footpaths

- 9.1 **Parking Survey**  
To receive an update

Cllr Histed and Cllr Jeffery are meeting with JR Consultants and the new potential consultants, ITS Global on Thursday 8 February 2024.

**Members resolved that Councillors should agree to appoint ITS Global and the fee payable to the new consultants via email, if appropriate.**

- 9.2 **Station Road Footpaths**  
To discuss next actions with regard to the steps to join the footpaths

Members agreed that this item should be discussed when Cllr Powell is at the meeting.

## 10. Annual Parish Meeting – 24 April 2024

To discuss and agree arrangements for the Annual Parish meeting

**Members agreed to ask some people who had local knowledge to speak at the meeting.**

## 11. Correspondence

- 11.1. Shoreham Village Fete and Music Festival

Members noted that the Parish Council were not involved in Shoreham Village Fete which takes place at the school.

**Members resolved that a music festival could take place on the recreation ground on 20 July 2024.**

- 11.2 Sevenoaks District Council – Boundary change  
Noted.
- 11.3 Shoreham Hight Street closure – Thames Water  
Noted. This item is at Appendix B.
- 11.4 Kent Police  
Noted. This item is at Appendix C.

**12. Finance**

12.1 To agree items received, payable and paid

**Members resolved to agree items payable and paid at Appendix D.**

12.2 To discuss and agree, if appropriate, the grass cutting contract for 2024/25

Members asked the Clerk to confirm the frequency of the cuts.

12.4 Bank Account update

Members noted that the Council now have access to the Co-op account and the balance of the account is £38,332.86. **Members agreed that the monies should be transferred into the Parish Council's NatWest bank account.**

**13. Next meetings** (all starting at 7:30pm in Shoreham Village Hall unless otherwise stated)

a. Planning (if required) Committee and Amenities Committee – Wednesday 21 February 2024

**b. Planning (if required) Committee and Council Meeting – Wednesday 6 March 2024**

Amanda Barlow, Clerk to Shoreham Parish Council

## Appendix A

### Why are we using the Government's standard method for calculating housing need, which equates to 712 units per year?

Paragraph 61 of the new NPPF is clear in setting out expectations. It says.

*To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area. There may be exceptional circumstances, including relating to the particular demographic characteristics of an area (25) which justify an alternative approach to assessing housing need; in which case the alternative approach should also reflect current and future demographic trends and market signals.*

Whilst we may well have liked footnote 25, identified in brackets, to explicitly mention the planning constraints that are very familiar to us here in Sevenoaks, in particular the Green Belt and AoNB / National Landscapes, it has stopped some way adrift of that.

*(25) Such particular demographic characteristics could, for example, include areas that are islands with no land bridge that have a significant proportion of elderly residents.*

It remains to be seen what other instances might be considered acceptable to an examining Inspector to deviate from the standard method, but the intent seems clear.

### Why are we reviewing the Green Belt when we don't have to?

The new NPPF says (at paragraph 145).

*Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process.*

If we were at the start of the Plan making process this might be attractive to us, but we're not. We're already some way down the line. This work has already been done. The evidence has already been produced as to how well the Green Belt performs against the stated purposes, and it was published in advance of the NPPF changes. Areas of poorer performing Green Belt are now known. That can't be undone, or ignored. See note below

The change has come too late!!

### What are the exceptional circumstances to build on the Green Belt?

As well as knowing where Green Belt performs poorly, it is generally accepted that there is an acute need for housing, especially affordable housing and older persons housing, and that there is significant unaffordability in the District.

The combination of poorly performing green belt, in sustainable locations, on the edge of existing higher-tier settlements, that could be put to more beneficial use to deliver much needed housing and infrastructure and protect the remainder of our Green Belt land is likely to be considered compelling.

### What about the National Highways comments on Pedham Place?

National Highways have been aware of the consultation Options for some time. The last meeting with them was in August, which also included Kent Highways and Jacobs, our retained Transport consultants. A follow-up meeting is planned for next month.

Interestingly the National Highways consultation response didn't come from someone involved in discussions up to now. Make of that what you will.

It has already been reviewed by both Kent Highways and Jacobs, neither of whom were unduly concerned as the approach taken is familiar to them. More details will be available to National Highways in the coming months as the results of the cumulative options testing emerge. Cooperation with them is ongoing, and carefully documented.

### What discussions are we having with DLUHC?

We last met with them in October and are meeting again next month. The primary purpose of the meetings appears to be to enable Government to be kept up to speed on plan making around the country. The meetings have been a source of much frustration over the years as we receive little to nothing in return from them as often the Civil Servants don't have authority to speak in advance of Ministerial or Government announcements. They tick a box. For Government.

### What happens if we submit a Plan that falls short of meeting housing needs in full?

If a Plan is put to examination that fails to meet needs in full then promoters of sites that have been omitted will have the opportunity to present their case to the Inspector. That could see the reintroduction of sites previously discarded by Members.

A submitted Plan that meets needs in full significantly limits that situation from arising, and also prevents the need for discussion around the contentious Duty to Cooperate, which would be a re-run of the debate about whether and how our neighbours might be able to assist with meeting identified need.

Note.

Green Belt serves five purposes:

- a) to check the **unrestricted sprawl** of large built-up areas;
- b) to prevent neighbouring towns **merging** into one another;
- c) to assist in **safeguarding the countryside** from encroachment;
- d) to preserve the setting and special character of **historic towns**; and
- e) to assist in **urban regeneration**, by encouraging the recycling of derelict and other urban land.

The GB assessment scores each of the parcels against these purposes.

It also considers the impact on the wider Green Belt of the removal of the parcel, either in isolation or in combination.

This combined assessment is reflected in the 'Summary of wider impact' in the GB assessment.

If a site is recommended for further consideration 'in isolation' or 'in combination' – **these are the areas we are referring to as weakly performing GB**

NB

It is not about the quality of the soil!!

## Appendix B

**From:** StreetworksWest@kent.gov.uk <StreetworksWest@kent.gov.uk>

**Sent:** 01 February 2024 15:30

**Subject:** Thames Water - Temporary Road Closure - High Street, Shoreham - 26th February 2024 for 10 days

### **Thames Water - Temporary Road Closure - High Street, Shoreham - 26th February 2024 for 10 days**

The road will be closed at the junction with Mill Lane.

The alternative route is via High Street, Church Street, Station Road, A225 Shoreham Road, Castle Road, Redmans Lane, Castle Farm Road and vice versa.

Pedestrian access will be maintained during the works.

The closure is required for the safety of the public and workforce while works are undertaken by Thames Water.

For the most up to date information on these works please

visit: <https://one.network/?tm=136563921>

For information regarding this closure please contact Thames Water, who will be able to assist with the scope of these works.

For details of roadworks, please see [One.Network](#)

Regards,

Streetworks West Team

**Appendix C****Community events attended and next month's events in surgery**

Every second Thursday of the month Shoreham holds a community coffee morning at the Village Hall. This month I had the pleasure of attending to meet many residents and introduce myself within the heart of the community. I intend to attend as many events as possible to engage with the community at every opportunity I can. Unfortunately, I'm unable to attend February's coffee morning, however I hope to attend in March.

On 4<sup>th</sup> January 2024 the residents of Tudor Drive, Tudor Crescent and surrounding areas arranged a community crime prevention meeting of their own. I had the opportunity to attend to meet residents, discuss ongoing concerns as a result of an increase in crime and discuss prevention measures that could be used within residents' homes to deter criminal activity.

On 22<sup>nd</sup> January 2024 I attended Otford Primary School. Within the school I visited multiple different classes explaining the different job roles, discussing safety advice and I also brought in police equipment that the pupils were able to see and try out themselves.

On the last Thursday of the month Otford holds their Forget Me Not Café at Otford Village Memorial Hall. I had the opportunity to attend this event to meet various residents within the community. This is a charity led event which is free for residents to attend, this was a great morning to attend and get involved in. I will be attending next month's Café morning in February.

**Upcoming Events**

Shoreham and Otford Community Walk 05<sup>th</sup> February 2024. I intend to spend the morning in Shoreham and Otford actively meeting and greeting members of the community as well as taking any concerns/issues to raise.

Otford Parish Council 12<sup>th</sup> February 2024

Otford Forget Me Not Café 29<sup>th</sup> February 2024

**Drop-in surgery**

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Your local officer is Police  
Community Support Officer  
**PC 15907 Ashleigh  
Wilson**

## Appendix D

## Items received 25 January to 6 February 2024

5 February 2024 (2023-2024)

**Shoreham Parish Council  
RECEIPTS LIST**

Voucher	Code	Date	Description	Supplier	VAT Type	Net	VAT	Total
27	Allotment rent	26/01/2024	Allotments rents	Allotment Holders	X	20.00		20.00
28	Interest on Precept	31/01/2024	Bank interest	NatWest Bank	X	18.88		18.88
<b>Total</b>						<b>38.88</b>		<b>38.88</b>

## Items paid 25 January 2024 to 6 February 2024

5 February 2024 (2023-2024)

**Shoreham Parish Council  
PAYMENTS LIST**

Voucher	Code	Date	Description	Supplier	VAT Type	Net	VAT	Total
193	Tree surgery	24/01/2024	Tree Surgery	Down to Earth Trees Ltd	S	6.67	1.33	8.00
194	Grant	24/01/2024	Donation to We are Beams	We are Beams	X	50.00		50.00
199	Street lighting	25/01/2024	Electricity	npower	X	88.22		88.22
204	Allotments	29/01/2024	Water charges	Castle Water	X	265.14		265.14
205	Computer/Printer Consumables	04/02/2024	Stationery	Amazon	S	21.66	4.33	25.99
198	Office Rent/Storage	05/02/2024	Office Allowance	Mrs A C Barlow	X	30.00		30.00
202	Office telephone	05/02/2024	Office telephone	O2	S	13.08	2.62	15.70
203	Hall/Emergency Room Hire	05/02/2024	Hall hire	Shoreham Village Hall	X	60.00		60.00
200	Toilets	05/02/2024	Electricity	EDF Energy	L	341.90	17.10	359.00
197	Broadband	05/02/2024	Broadband	Mrs A C Barlow	X	10.00		10.00