

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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PLANNING COMMITTEE MEETING MINUTES

7th April 2021 remotely, via Zoom from 7:30pm

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

Also Present: 9 members of the public
District Councillor John Edwards-Winser

Clerk: Sarah Moon

1. Apologies for absence were received from District Councillor Irene Roy.
2. The minutes of the previous meeting held on 17th March 2021 (copy circulated separately) were received and authorised by the Chairman and signed by the Clerk with the Committee's permission.
3. The Clerk declared an interest in SE/21/00665/HOUSE having been consulted as a neighbouring property.
 - a) SE/21/00665/HOUSE – Reed Beds, Church Street, Shoreham
Development : Outdoor swimming pool.
Comments due 7th April 2021
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the grounds of loss of amenity to neighbours. The proposed development is located in built up area, close to neighbouring properties but some distance from the applicant property. The effects of noise both from the pump and from the use of the pool as well as the lighting and smells, which will emanate from the development, will have a direct impact on numerous residents meaning that such a proposal is inappropriate for this area. The applicants were advised to withdraw the application and to consider relocating the pool and the pump closer to the applicant property. All members voted against the proposal.
 - b) SE/21/00828/FUL – Porters Farm, Birchin Cross Road, Knatts Valley
Development : Change of use and conversion of two barns to provide three residential dwellings, including partial demolition of existing barn. Associated landscaping, access and parking.
Comments due 17th April 2021
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 will neither conserve nor enhance the AONB landscape. None of the issues, which were raised in the previous two applications, have been addressed apart from the reduction in the total number of dwellings. All members voted against this proposal.
 - c) SE/21/00890/HOUSE – Rock Orchard, Well Hill, Orpington
Development : Creation of garden room as additional annexed accommodation to main house. Demolish existing shed.
Comments due by 22nd April 2021

RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the basis that the development is too large, much larger than the building it is replacing and will therefore have a harmful impact on the openness of the Green Belt. All members voted against this proposal.

- d) SE/21/00895/FUL – Unit 1, Westwood Cottage, Rock Hill, Orpington
Development : Demolition of existing light industrial units and removal of extensive areas of concrete hard-standing surrounding same and erection of 6 x 5 bed detached dwellings, 2 x 4 bed detached dwellings and 1 x 3 bed (affordable) dwelling and one office with new planting.
Comments due by 22nd April 2021
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the basis that it constitutes over development in the Green Belt and will fail to conserve or enhance the AONB in which it is situated. The previous application was refused on these grounds and the issues have not been addressed. Indeed, although the proposal now includes one affordable dwelling, this is in addition to the original eight homes and office meaning that the scale and density of the site would be even greater than that proposed in the original application. All members voted against this proposal.
- e) SE/21/00887/HOUSE – Cockerhurst House, Redmans Lane, Shoreham
Development : Stable block comprising three stables with associated landscaping and fencing.
Comments due by 23rd April 2021.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development as it supported SE/20/03332/FUL and the location of this proposal is an improvement on the previous one. All members voted to support this proposal with one abstention.

5. Correspondence/Information

- a) SE/21/00159/HOUSE – Hungrydown, Shacklands Road, Shoreham
Development : Additional external windows, roof windows and single storey boiler room extension.
GRANTED
- b) SE/21/00483/FUL – Shoreham House, Church Street, Shoreham
Development : Installation of 1 new roof light to main roof and replace windows to 7 Shoreham House and part replace to 6 Shoreham House.
GRANTED
- c) SE/00101/HOUSE – 3 Hopton Cottages, Filston Lane Shoreham
Development : Demolition of shed and oil tank, proposed ground and first floor rear and side extension with roof light and proposed enlarging of car parking area to the front, new gate and removal of chimney. Solar panels to the rear.
REFUSED

Meeting closed at 8.28pm

Public Question Time

Following the closure of the meeting members of the public may ask questions for up to two minutes on any planning matters.

Date of next meeting: **Wednesday 21st April 2021 via Zoom (if required)**

Sarah Moon, Clerk to Shoreham Parish Council