

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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PLANNING COMMITTEE MEETING MINUTES

16th December remotely, via Zoom from 7:30pm

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

Also Present: 18 members of the public

Clerk: Sarah Moon

1. There were no apologies for absence.
2. The minutes of the previous meeting held on 2nd December 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/2003465/FUL – The George Inn, Church Street, Shoreham
Development : Refurbishment and alteration of pub including demolition of existing toilet block, reconfiguration of escape route from 1st floor, relocation of kitchen to existing outbuilding, incorporation of new toilet and accessible toilet facilities in current kitchen location, formation of new covered dining area within rear yard with direct connection to existing pub and new kitchen facilities, conversion of car park to garden/outdoor customer area, conversion of outbuilding to small external bar, provision of new street facing bin store, reconfiguration of 1st floor staff accommodation to 4 hotel rooms with en suite facilities, incorporation of staff accommodation at 2nd floor level, and incorporation of conversion roof light 2nd floor level.
Comments due by 23rd December 2020

The following concerns were raised both by members of the public and by the Committee itself:

- Insufficient parking arrangements;
- Scale of development and the number of potential covers on the licence;
- Noise emanating from the outdoor area and by people arriving and departing late at night;
- Light emanating from the building throughout the night;
- Smells emanating from the new kitchen area particularly into Shoreham House, which is situated directly behind it;
- Increase in traffic accessing the development and the car park at the Mount Vineyard and the impact that this will have on the residents of Church Street.

The applicant agreed that he would continue to pursue several avenues regarding potential extra parking but explained that guests and employees would be told to park at the Mount Vineyard, something which no other future landlord would be able to offer.

The applicant confirmed that the pub would close at 11 and that he would look into the new garden area being vacated at 10 so as not to disturb local residents late into the night.

The applicant confirmed that the pub would not remain lit after closing time and that the only lights that could be on would be from the bedrooms of guests. These rooms would have a lower usage than in the past when they were permanently tenanted.

The Committee stated that they would request the Licensing Department at SDC review the licence to ensure the scale of the new development would not adversely impact the local residents.

The Committee stated that they would request that Kent Highways be consulted regarding the increase in traffic both on Church Street itself and at the access to the Mount Vineyard and the impact that this could have on local residents.

The Planning Committee applauded the applicant for wishing to retain the pub as an on-going concern and supported the plans for its refurbishment.

The following motion was then proposed:

'That the application be supported subject to consideration by Sevenoaks District Council at both a planning and licensing level, as to whether the scale of the proposal would potentially result in a loss of amenity for local residents and that Kent Highways be consulted regarding the increase in vehicular movements both around Church Street and the access to the Mount Vineyard'.

The motion was seconded and voted upon. All members voted in the favour of the motion.

It was therefore RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development subject to the caveats outlined in the above motion.

5. Correspondence/Information

- a) SE/20/02849/HOUSE – Rock Orchard, Well Hill, Orpington
Development : Creation of garden room as additional annexed accommodation to main house.
REFUSED
- b) SE/20/03518/WTCA – 8 High Street, Shoreham
Development : Scrubby Ash (approx. 150mm dbh) with Ash Dieback (Chalara) to the rear of the pond against next door garage wall. Fell and poison with approximately 6 eco plugs.
No comments necessary – information only.
- c) SE/20/03593/WTPO – Land South West of 24 Shoreham Place, Shoreham
Development : Sycamore and alder tree – removal of leaning trees and thinning of self seeded.
No comments necessary – information only.
- d) SE/20/02793/LBCALT -29 High Street, Shoreham
Development : Proposed conversion and extension of barn to form new dwelling with associated landscape and parking.
WITHDRAWN
- e) SE/20/02792/FUL - 29 High Street, Shoreham
Development : Proposed conversion and extension of barn to form new dwelling with associated landscape and parking.
WITHDRAWN

- f) SE/20/03028/FUL – Little Copt Farm, Shoreham Road, Shoreham
Development : Conversion of barn to a new three bed dwelling.
GRANTED

The meeting closed 21.00pm

Public Question Time

Date of next meeting: **Wednesday 6th January 2020 via Zoom (if required)**
Sarah Moon, Clerk to Shoreham Parish Council