

**SHOREHAM  
PARISH  
COUNCIL**

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

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

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

Also Present: 10 members of the public

Clerk: Sarah Moon

1. Apologies for absence were received from Cllr Cockburn and Cllr Hubble.
2. The Minutes of the previous meeting held on 16<sup>th</sup> September 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/20/02581/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.  
Comments due by 7<sup>th</sup> October 2020  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this application on the basis that it complies with planning regulations and falls within the 50% increase allowed within the AONB.
  - b) SE/20/02731/HOUSE – The Stables, Owen Farm, Pump Lane, Orpington  
Development : Proposed two storey side and rear extensions and entrance porch. Raising ridge approx. 900mm, new side and rear dormers, fenestration alterations and alteration to the external appearance.  
Comments due by 16<sup>th</sup> October 2020  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development as it enhances the existing property, falls within the 50% allowable increase and is in keeping with its surroundings causing no harm to openness of the Green Belt in which it is located.
6. Correspondence/Information
  - a) SE/20/02739/WTPO – Wayside, 44 High Street, Shoreham  
Development : Various works to trees  
No comments necessary – information only.
  - b) An update was given on the proposed sale of two fields at Sepham Farm, Twitton.  
These fields are currently being farmed by a tenant farmer but there is concern that once they are sold, they will no longer be used for agricultural purposes. The Clerk was asked to write

to the prospective purchaser thanking him for his interest in purchasing the fields and wishing him luck with farming them. The letter should point out that as a rural village and community, people enjoy seeing the land being farmed and there are always great objections if the land were to be put to any other use as was the case with Timberden Farm. In that particular case, the Parish Council worked closely with the landowner, who, not being from the area, welcomed engagement and the sharing of local knowledge. These discussions were of mutual benefit both in terms of discussing future plans and explaining the Parish Council's history of protecting what is special about the Shoreham area. Twitton Fields and Timberden Farm both lie within the Green Belt and AONB, the latter of which was previously owned by SDC, who spent a significant amount of money trying to get planning permission to convert several farm buildings into residential units. Ultimately they failed and the land is once again being farmed. Apart from their exquisite position in the AONB and visibility from high up on the chalk land downs, the fields may also have significant historical interest although this needs to be verified.

The Clerk was also asked to write to SDC pushing for them to impose an Article 4 Direction on the fields. This would remove permitted development rights, ensuring that no change of use would be possible. SDC need to be persuaded that this would be a win/win situation ie – if the land is bought and farmed, there would be no problem whereas if it is purchased with the intention of using it for a purpose that would be detrimental to the land and environment, then the Article 4 Direction would prevent this from happening.

Meeting closed at 8.07pm

Date of next meeting: **Wednesday 21<sup>st</sup> October via Zoom**  
Sarah Moon, Clerk to Shoreham Parish Council

There were no questions from members of the public.