

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
8 High Street
Shoreham
Sevenoaks TN14 7TB
clerk2012@shorehamparishcouncil.gov.uk

PLANNING COMMITTEE MEETING MINUTES

7th March 2018 at Shoreham Village Hall from 7:30pm

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

Also Present: 9 Members of the Public

Clerk: Sarah Moon

Public Question Time

1. Apologies for absence were received from Cllr McDonnell, from District Councillor John Edwards-Winsor and from County Councillor Roger Gough.
2. Minutes of the previous meeting held on 7th February 2018 (copy circulated separately) were approved and signed by the Chairman.
3. There were no declarations of interest.
4. The following planning applications were considered:
 - a) SE/18/00427/FUL – St Annes, East Hill Road, Knatts Valley
Development : Demolition of existing dwelling and outbuildings. Erection of a new four bedroom dwelling house.
Comments due by 7th March 2018
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this application. However, as the proposed development appears to use its full allocation of space in relation to the original dwelling, then it would request that no further building is permitted on this site.
 - b) SE/18/00475/DETAIL – 5 Mill Lane Cottages, Mill Lane, Shoreham
Development : Details pursuant to condition 5 (sample materials and pointing method) of planning permission 17/01915/FUL.
Information only.
 - c) SE/18/00511/DETAIL – 5 Mill Lane Cottages, Mill Lane, Shoreham
Development : Details pursuant to condition 4 (details of front door and of finishes) of planning permission 17/01915/FUL.
Information only.
 - d) SE/18/00512/DETAIL – 5 Mill Lane Cottages, Mill Lane, Shoreham
Development : Details pursuant to condition 6 (alternative driveway surfaces) of planning permission 17/01915/FUL.

Information only.

- e) SE/18/00513/DETAIL – 5 Mill Lane Cottages, Mill Lane, Shoreham
Development : Details pursuant to condition 7 (windows) of planning permission 17/01915/FUL.
Information only.
- f) SE/18/00514/DETAIL – 5 Mill Lane Cottages, Mill Lane, Shoreham
Development : Details pursuant to condition 11 (landscaping and planting details) of planning permission 17/01915/FUL.
Information only.
- g) SE/18/00454/HOUSE – The Coach House, Shacklands Road, Shoreham
Development : Stable building conversion into annexe. Alterations to fenestration including insertion of roof lights, internal alternations.
Comments due by 19th March 2018.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development on the condition that it must remain part and parcel of the existing building complex.
- h) SE/18/00455/LBCALT – The Coach House, Shacklands Road, Shoreham
Development : Stable building conversion into annexe. Alterations to fenestration including insertion of roof lights, internal alternations.
Comments due by 19th March 2018.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development on the condition that it must remain part and parcel of the existing building complex.
- i) SE/18/00494/HOUSE – 2 Sepham Farm Cottages, Filston Lane, Shoreham
Development : Detached garage with gravel drive.
Comments due by 19th March 2018.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the basis that the bulk and size of the building, particularly the height, are too large and are therefore considered inappropriate within the AONB and the Green Belt. If permission is granted however, then a condition that the building must remain as a garage should be imposed.
- j) SE/1800593/DIVERT – The Garden House, Shoreham Road, Shoreham
Development : Proposed diversion of public footpath SR22 (Part) at The Garden House, Shoreham.
Comments due by 19th March 2018.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to the diversion of this footpath on the basis that it induces a lack of openness and has a negative impact on the views across the valley, which can be enjoyed when following the original route. A diversion of this ancient path will pose a threat to the AONB, increasing its suburbanisation. Finally, the diversion introduces a new risk of confusion for walkers which could result in them leaving the path and walking to the A225 where they would arrive at some considerable distance from the next footpath, therefore potentially causing great danger to themselves.
RESOLVED that the questions posed by Mr Barfoot in relation to the proposed diversion be answered as follows:
1. The Parish Council agrees that the proposed diversion is in the landowner's interested as it is the landowner who has requested the diversion.
 2. The Parish Council does not agree that the proposed diversion is not considerably less convenient to the public because it is steeper and longer than the original route.

3. The Parish Council does not agree that the proposed diversion would not negatively impact upon public enjoyment of the route because it will induce a lack of openness and have a negative impact on the views across the valley which can be enjoyed when following the original route.
4. The Parish Council agrees that the new point of termination will not be substantially less convenient to the public because there is no new termination - the diversion reconnects to the original path.

Additionally it was RESOLVED that Mr Barfoot be made aware of the increased risk of confusion for walkers, which could result in them leaving the path and walking to the A225 where they would arrive at some considerable distance from the next footpath, therefore potentially causing great danger to themselves.

- k) SE/18/00632/AGRNOT – Coombe Vale, Cockerhurst Road, Shoreham
Development : Demolition of existing concrete framed open fronted barn, and replacement of steel framed barn of the same dimensions.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development on the basis that it appears to be replacing 'like for like' and will therefore have no impact on the surrounding area.
 - l) SE/18/00664/DETAIL – Rosedene, Firmingers Road, Orpington
Development : Details pursuant to condition 3 (colour of approved roof tiles) of planning permission 16/00075/FUL.
 - m) SE/18/00439/WTPO – 15-16 Shoreham Place, Shoreham
Development : Fell 1 sycamore tree and replace with a copper beech tree.
No comments necessary – information only.
5. Appeals
- a) APP/G2245/W/17/3187004 – Hunters Moon, Well Hill, Orpington
Development : Redevelopment of buildings to provide single dwelling.
Appeal allowed subject to conditions.

6. Correspondence/Information

None received

The meeting closed at 8.32 pm

Public Question Time

Date of next meeting: **Wednesday 21st March 2018 at Shoreham Village Hall (if required)**

Sarah Moon, Clerk to Shoreham Parish Council