

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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PLANNING COMMITTEE MEETING MINUTES

9th June 2021 7:30pm, Shoreham Village Hall

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

Also Present: 3 members of the public

Clerk: Sarah Moon

1. Apologies for absence were received from County Councillor Roger Gough, District Councillor Irene Roy, Cllr Miranda Cockburn and Sarah Parkes.
2. The minutes of the previous meeting held on 19th May 2021 (copy circulated separately) were received and authorised and signed by the Chairman.
3. There were no declarations of interest.
4. The following planning applications were considered:
 - a SE/21/01122/HOUSE and SE/21/01123/LBCALT : Paines Farm, Row Dow, Knatts Valley
Development : Form gravelled drive with associated landscaping to provide access for existing cess pit and field to rear of houses, formation of vehicular access to Row Dow where there is an existing pedestrian gate, new gate and relocation of existing sheds.
Comments due by 16th June 2021
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this proposal as it constitutes inappropriate development in the Green Belt and AONB. A driveway of this size and scale is excessive for its purpose of servicing a septic tank and any access to the tank by external companies could be achieved by using the existing driveway. Such a driveway is therefore unnecessary and amounts to over development.
5. Correspondence/Information
 - a) SE/21/01525/WTCA – Shoreham Recreation Ground, High Street, Shoreham
Various works to trees.
No comments necessary, information only.
 - b) SE/21/00910/FUL – Stursdon Farm, Row Dow, Knatts Valley
Development : The demolition of the existing dwelling and erection of a replacement dwelling.
GRANTED
 - c) SE/20/03750/FUL – Preston Farm, Shoreham Road, Shoreham
Development : Conversion and replacement of existing buildings to create a new rural business work hub.
GRANTED

Meeting closed at 19.43

Public Question Time

- District Councillor John Edwards-Winser stated that this was likely to be last planning meeting he would attend as he will now be sitting on the Development Control Committee.
- District Councillor John Edwards-Winser confirmed that the Planning Inspectorate had given permission for Porters Farm, making it a foregone conclusion. It probably would have had the support of all DCC members, meaning there would have been little point in contesting it.
- Sevenoaks District Council have recommended refusal of planning application SE/21/01244/LBCALT George Inn, Church Street, Shoreham, on the advice of the Conservation Officer. The applicant spoke, stating that the Conservation Officer had not visited the site and this opinion was therefore formed without any engagement. The applicant asked the Planning Committee whether they would be prepared to stick with their original decision of supporting the application rather than agreeing with the Planning Officer/Conservation Officer's recommendation.

District Councillor John Edwards-Winser agreed in the first instance to speak to the Planning Officer and ask if he would visit the site, preferably with the Conservation Officer, before making the final decision. If the outcome remains one of refusal, the Planning Committee would seek to contest the decision at the Development Control Committee, with Cllr Histed speaking on behalf of the Parish Council.

- Cllr Jeffery stated that he had been in contact with Tom Fry of SDC Enforcement regarding the Macandy site and the fact that hedges have been pulled out and more caravans than are permitted are now present. Cllr Jeffery was told that nothing could be done about the hedges and that a planning application for the extra caravan is awaited. Cllr Jeffery disputed this response, citing conditions laid out as part of the granting of the planning permission in 2019 namely that trees would be protected and that the character and appearance of the AONB and Green Belt would be preserved. It was agreed that the Clerk should write to Tom Fry highlighting these points with a view to SDC Planning Enforcement taking action.
- Cllr Hubble raised concerns over a new barn and caravan which have appeared at Woody Holme, Firmingers Road, Well Hill without planning permission. Cllr Hubble agreed to send the location details to the Clerk, who would then write to Enforcement, requesting that they investigate.

Date of next meeting: **Wednesday 23rd June 2021 (if required) - Shoreham Village Hall**
Sarah Moon, Clerk to Shoreham Parish Council