

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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PLANNING COMMITTEE MEETING MINUTES

3rd March remotely, via Zoom from 7:30pm

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

Also Present: District Councillor John Edwards-Winser
District Councillor Irene Roy
County Councillor Roger Gough
43 members of the public

Clerk: Sarah Moon

1. Apologies for absence were received from Cllr Hubble.
2. The minutes of the previous meeting held on 17th February 2021 (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/21/00331/LDCEX – Barnfield House, Romney Street, Knatts Valley
Development : A garden summer room with timber decking has been built at the end of the garden. An amended application to remove timber decking has also been received.
Comments due 4th March 2021
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council has no comment and no objection to make on this application.
 - b) SE/21/00101/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 car parking area at front. New gate and removal of chimney. Solar panels to the rear.
Comment due by 12th March 2021
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this planning application on the grounds that most of the work has already been completed and the plans do not therefore detail correctly the site prior to commencement of works. In accordance with the RESPD, extensions should be subservient to the main building but this development is not. The height of the roof on what is depicted as 'existing' is incorrect as it has already been built and is higher than what was granted by the previous planning permission. As the roof line is too high, it follows that the scale of the development is inappropriate. In addition, the windows are not in keeping with the other three properties in the terrace and this has a negative impact both on the street scene and on the AONB in which the property is located.
 - c) SE/20/03466/LBCALT - George Inn, Church Street, Shoreham
AMENDED PARISH CONSULTATION

Amended floor plans and elevations, and further information regarding ceiling works received.
Comments due by 15th March 2021.

Having supported the original application for altering the listed building, it was RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council also supports this application.

d) SE/20/03465/FUL – George Inn, Church Street, Shoreham

AMENDED PARISH CONSULTATION

Amended plans and elevations, Highways Strategy (providing further information on the existing v proposed situation of the pub, including numbers of covers) and Archaeological Desk Based Assessment received.

Comments due by 15th March 2021.

- The applicant spoke and confirmed that following the comments made by the PC at the time of the original application, Kent Highways have been consulted. Highways are now aware that parking provision has moved from the back of the building to the front and have provided a positive response, as has the Conservation Officer at SDC. Clearer information regarding the servicing of the pub and the number of existing versus future covers has been provided. A substantial amount of money is required to be invested in this building if the amenity is to be maintained – it needs much more than a quick refurbishment. This will be undertaken. Amendments to the building itself are sympathetic and this proposal is the only way in which the pub can remain a pub.
- Around six members of the public, all of whom live in the near vicinity of the building, raised their objections. All were concerned about the scale of the operation and argued that it had not been reduced. The residents predicted an increase in patrons, an increase in size and an increase in trading hours, all of which would have a negative impact on their amenity. The amount of extra traffic is also a huge concern for local residents as well as parking provision for the patrons. The fact that all deliveries will now arrive at the front of the building will likely also result in problems with traffic flow.
- Both District Councillors present reminded members of the Parish Council that any decision taken must be taken on planning grounds alone.

It was therefore RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development as it complies with planning regulations and the request to engage Kent Highways has been addressed. The Parish Council does however, request that the applicant puts a construction management plan into place in order to minimise disruption to local residents whilst works are taking place. Whilst the Parish Council sympathises with the residents in regard to their concerns over the number of covers and licencing hours, these are not planning matters and cannot therefore be taken into account when making a decision. That said, the Parish Council would once again urge the Licencing Department at SDC to look at these points to try and help minimise any loss of amenity to the residents.

All members voted in favour of supporting this development.

e) SE/21/00477/HOUSE – 1 Preston Farm Cottages, Shoreham Road

Development : Demolition of non original single storey extension, play house and coal shed. Construction of two storey side extension with roof lights, detached garage, new driveway, associated landscaping works and alterations to fenestration.

Comments due by 17th March 2021.

RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development on the basis that it complies with planning regulations.

- f) SE/21/00478/HOUSE - 2 Preston Farm Cottages, Shoreham Road
Development : Demolition of non original single storey extension. Construction of two storey side extension, detached garage and associated landscaping works.
Comments due by 23rd March 2021
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development on the basis that it complies with planning regulations.
- g) 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.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council has no comment to make on this application.

5. Correspondence/Information

- a) SE/21/00024/HOUSE – 9 Shoreham Place, Shoreham
Development : To demolish the games room and rear extension and erect a two storey side extension with the single storey rear extension with roof lights, widen the existing crossovers and driveways and provide new access ramps and steps to the front of the property.
GRANTED
- b) SE/20/03677/HOUSE - Shoreham House, Church Street, Shoreham
Development : Roofing works and associated timber and masonry repairs and decorations.
GRANTED

The meeting closed at 20.45

Cllr Hibbins following a telephone call, the building materials from roadside outside Eyot House have been removed.

Date of next meeting: **Wednesday 17th March 2021 via Zoom (if required)**
Sarah Moon, Clerk to Shoreham Parish Council