

**SHOREHAM
PARISH
COUNCIL**

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PLANNING COMMITTEE MINUTES
15 March 2023

Present: Cllrs R Blamey (Chair), Jeffrey and Mrs S Parkes
In attendance: 1 member of the public.

1. Apologies were received and accepted from Cllrs Cockburn, Histed, Sheward and Mr Boyle
2. **Members resolved to agree the minutes of the previous meeting held on 1 March 2023** (copy circulated separately).
3. There were no declarations of interest.
4. To consider planning applications and appeals received by the day before the meeting (if any).

<u>SDC Reference</u>	<u>Site Address</u>	<u>Summary Description of Application / Consultation</u>	<u>SDC deadline</u>
23/00453/WTCA	Walnut Cottage 33 High Street Shoreham Sevenoaks Kent TN14 7TB	T1 Prunus to the rear of the property accessed via track to side off village store fell to ground	N/A
23/00408/LDCEX	Woody Holme Rock Hill Orpington Kent BR6 7PP	Change of use of the land for the stationing of mobile home for separate residential occupation for a farm worker.	20/03/2023

Members resolved to object to this application.

As there was no evidence of any agricultural activity being carried out and this application appears to be the second similar application to 22/03394/LDCEX at the same location.

22/01176/FUL	Unit 1 Westwood Cottage Rock Hill Orpington Kent BR6 7PP	Demolition of existing light industrial units and removal of extensive areas of concrete hardstanding surrounding same and erection of 7 detached dwellings, and one office with new planting	22/03/2023
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Members resolved to object to this application.

As was the case with previous applications SE/20/00020 and SE/20/02558/FUL, Shoreham Parish Council objects to this application on the same basis ie - that the inappropriate size and density of it constitutes infill, which could set a precedent for similar developments in the vicinity. This is particularly concerning for an area such as Well Hill, which lies in close proximity to the borough of Bromley and the urban sprawl of Greater London. The proposed development is in a prominent position and given the height of the buildings, this will have a negative effect on the openness of the Green Belt and the Kent Downs AONB (a nationally important landscape) in which it is located. Indeed, national planning policy in NPPF 2019 paragraph 172 "gives great weight to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas"

Local planning policy echoes the NPPF with policy EN5 of the Allocations and Development Management Plan stating that the highest standards of protection will be given to the Kent Downs AONB and that proposals there will only be permitted where the form, scale, materials and design will conserve and enhance the character of the landscape and have regard to the relevant Management plan guidance (in this case the Kent Downs AONB Management Plan 2019-2024.) We do not consider that the application proposals will meet these policy requirements in terms of conserving and enhancing the AONB landscape.

Whilst the Parish Council acknowledges that the current industrial units generate traffic in the surrounding lanes, traffic from the eight extra homes would have an impact throughout the whole week, not just during working hours and could cause a danger to ramblers, dog walkers and horse riders, who enjoy exploring the area during their leisure time.

5. To note the Planning Log

Noted.

6. Date of next meeting: **Wednesday 5 April 2023 (if required)**

The meeting closed at 19.50