

**SHOREHAM  
PARISH  
COUNCIL**

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

8<sup>th</sup> January at Shoreham Village Hall from 7:30pm

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

Also Present: 2 members of the public  
District Councillor John Edwards-Winser  
District Councillor Irene Roy

Clerk: Sarah Moon

1. Apologies for absence were received from Sarah Parkes.
2. The Minutes of the previous meeting held on 20<sup>th</sup> November 2019 (copy circulated separately) were received and authorised by the Chairman.
3. There were no disclosures of interest from Members in respect of items of business included on the agenda.
4. The following applications were considered:
  - a) SE/19/03389/HOUSE – Elmtree Cottage, Row Dow, Knatts Valley  
Development : Erection of a single storey garage.  
Comments due by 9<sup>th</sup> January 2020.  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council has no objection or comment to make on this application.
  - b) SE/19/03325/HOUSE – Heathers, Rock Hill, Orpington  
Development : Removal of existing conservatory and open siding. The construction of a single storey extension to the rear. Roofs to be pitched with gable ends, including 4 no of velux roof windows. Formation of a new retaining wall.  
Comments due by 10<sup>th</sup> January 2020.  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the basis that it appears to exceed the permitted 50% increase. Additionally, the bulk and size of the extension are considered too large for a property of this size and would have an adverse impact on the street scene and surrounding Green Belt.
5. Correspondence/Information
  - a) A letter has been received from the Planning Inspector confirming that the diversion of Public Footpath SR22 should not be allowed.

Cllr Powell expressed his concerns that KCC had not adhered to their own procedures throughout the whole of this process. Following the Public Inquiry, notice should have been served by 24<sup>th</sup> December but this failed to happen. It was RESOLVED, that given the amount of public money spent on the inquiry, Cllr Powell and the Clerk write to Roger Gough, Leader

of KCC requesting an internal review. The review should address the failure of KCC's officers to follow their own processes and should consider what actions are required to be taken in order to ensure this does not happen again. Finally, assurance that SR22 will be reinstated by February is required.

The issue of Enforcement was discussed more generally and the fact that the default position appears to be to request retrospective planning permission. Cllr Roy suggested inviting an Enforcement Officer to come and speak and a Planning Committee meeting and the Clerk was asked to arrange this.

- b) SE/19/02731/MMA – Elmtree Cottage, Row Dow Lane, Knatts Valley  
Development – Minor material amendment to 19/01197/HOUSE.  
GRANTED
- c) SE/19/02729/HOUSE – 3 Boakes Meadow, Shoreham  
Erection of a single storey rear extension.  
GRANTED
- d) SE/19/02686/HOUSE – Corbenic Birchin Cross Road, Knatts Valley  
Construction of two dormer windows and insertion of five roof lights.  
GRANTED
- e) SE/19/02808/HOUSE – Wells Cottage, 2 Pump Lane, Orpington  
Development : Demolition of existing garage, removal of hedges, new forecourt, new sideway garage and planting.  
GRANTED
- f) SE/19/03216/WTCA – Pear Tree Cottage, 3 High Street, Shoreham  
Development - Various works to trees.  
Information only.
- g) SE/19/03162/ARGNOT – Land East of M25 and North of Redmans Lane, Redmans Lane, Shoreham  
Development : New barn.  
PRIOR APPROVAL NOT REQUIRED

Cllr Hubble expressed concerns that permission for the construction of this barn had been approved when she herself had had a similar application refused. No evidence of construction has taken place to date yet a caravan is located on the site in which people appear to be living. No planning permission has been granted for this. It may be that the caravan has been stationed there as a domicile but if this is the case, it should only be occupied during the day and should be vacated at night. It was RESOLVED that the Clerk contact SDC seeking confirmation as to what exactly is permitted as part of this development.

Adjacent to this land, a cess pit appears to have been installed on the Little Trees site. Due to its proximity to a water course, this will have an environmental impact and the Environment Agency must be informed to ensure it has been registered and assessed accordingly.

It was RESOLVED that Cllr Hubble and the Clerk liaise and send emails to Enforcement and the EA.

- h) SE/19/03113/HOUSE – 2 Bowers Road, Shoreham  
Development : Two storey side and rear extension with Juliette balcony and roof lights, single storey front extension and alteration to fenestration.  
GRANTED.

Public Question Time

Planning application SE/19/02863/FUL will be discussed at the Development Control Committee on Thursday 16<sup>th</sup> January. Shoreham Parish Council intend to speak in opposition to the officer's decision to grant planning permission.

Independent Planning Advisor, Lindsay Frost, is unavailable to speak on behalf of the Parish Council but has offered to read through the Officer's report and recent appeal to which the decision refers.

Cllr Hubble volunteered to speak at the Committee but only if a speech can be written for her. It was RESOLVED to ask Lindsay Frost to do this.

Separately, District Councillor John Edwards-Winser is going to speak and Cllr Cockburn was asked to request a representative from the Shoreham Society to speak as a resident of the parish. The Clerk was requested to forward details of the application to John Saynor, Co-Chair of the Shoreham Society.

Date of next meeting: **Wednesday 22<sup>nd</sup> January 2020 at Shoreham Village Hall, Shoreham, (if required)**

Sarah Moon, Clerk to Shoreham Parish Council

Meeting closed at 20.36.