

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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PLANNING COMMITTEE MEETING MINUTES

7th December 2016 at Shoreham Village Hall from 7:30pm

Present: R Blamey (in the Chair)
P Dodd, M S Parkes, N McDonnell

Also Present: 5 Members of the Public

Clerk: Sarah Moon

1. Apologies for absence were received from Cllr Histed and from District Councillor J Edwards-Winsor.
2. Minutes of the previous meeting held on 19th October (copy circulated separately) were approved and signed by the Chairman.
3. There were no disclosures of interest from Members in respect of items of business included on the agenda for the meeting.
4. There were no applications to consider.
5. Appeals
APP/G2245/D/16/3157368 – Long Range, Rock Hill, Orpington
Appeal has been allowed and planning permission granted.
6. Correspondence/Information
 - a) SE/16/02457/CONVAR – Bell Cottage, Magpie Bottom, Knatts Valley
Variation on condition B of application SE/126/00453/FUL the demolition of existing dwelling, garage and outbuilding. Erection of replacement dwelling (with basement), detached garage and associated landscaping with amendment to the condition to state within 1 month of occupation the building known as Bell Cottage shall be demolished and all demolished items removed from site.
GRANTED.
 - b) A formal notice has been received from the Tree Officer at Sevenoaks District Council stating that on 26th September 2016 a Tree Preservation Order was placed on three birch trees situated in the garden of Rose Cottage, 15 High Street, Shoreham.
 - c) SE/16/03243/HOUSE – 23 Shoreham Place
Development : Conversion of garage with infill extension to incorporate a new window and door to front elevation.
Due to short timescales, this application had to be discussed outside of a meeting. The decision was made to SUPPORT the application.
 - d) SE/16/03152/FUL – The Chantell, Well Hill Lane, Orpington
Development : Demolition of existing dwelling and erection of new dwelling with basement.

Due to short timescales, this application had to be discussed outside of a meeting. The decision was made to SUPPORT the application.

- e) SE/16/00371/HOUSE – Vryheid, 76 High Street, Shoreham
Development : Raise up gable wall and provide rear dormer.
Due to short timescales, this application had to be discussed outside of a meeting. The decision was made to SUPPORT the application.
 - f) SE/16/03399/FUL – The Summer House, Shoreham Road, Shoreham
Development : Demolition of existing two-storey dwelling with dormer windows and detached garage and the erection of a replacement two-storey dwelling with additional subterranean basement accommodation.
Due to short timescales, this application had to be discussed outside of a meeting. The decision was made to OBJECT to the application. Reasons for the objection were that the development appeared to be excess of 50% of the original size of the building and no case had been made for it having any 'very special circumstances' for the increase. The design was not felt to be in keeping with the surrounding area and would therefore have a detrimental effect on the AONB in which it resides. The building would not be entirely screened from view as it would be visible from the terrace above and to the west of Shoreham village and this would strongly detract from the views of the AONB. The proposed new building appears utterly out of character and the applicant seems to have made little, if any effort to address this.
 - g) SE/16/03241/WTCA – 1 Boakes Meadow, Shoreham, Kent
Fell dying conifer in rear garden (attached by cable to larger conifer to rear).
No comments necessary – information only.
 - h) SE/16/03237/WTPO – 6 Shoreham Place, Shoreham
1 no. sycamore adjacent to rear left boundary; - prune to reduce the crown overall by approx.1.5m, maintaining shape and form and prune to remove all significant deadwood present.
No comments necessary – information only.
7. Development Control Committee
Representatives to speak on behalf of Shoreham Parish Council in relation to the following applications were selected.
- a) SE/16/01316/FUL 16 Bowers Road, Shoreham
Development : Construction of a four-bedroom detached new-build dwelling house.
 - b) SE/16/02838/FUL – Land Adj to 4 & 5 Mill Lane, Shoreham
Development : Removal of existing garage, outbuildings. Erection of a new 3 bedroom dwelling.

Assuming both meetings will be held on the same night, Cllr Dodd agreed to speak on behalf of Shoreham Parish Council and Cllr McDonnell agreed to stand in for him should he be unable to make it.

Public Question Time

There were no questions from the public.

Date of next meeting: **Wednesday 21st December 2016 at Shoreham Village Hall (if required)**

Meeting closed at 7.40 pm.