

**SHOREHAM  
PARISH  
COUNCIL**

Parish Clerk: Sarah Moon  
PO Box 618  
Sevenoaks  
TN13 9TW  
[clerk2012@shorehamparishcouncil.gov.uk](mailto:clerk2012@shorehamparishcouncil.gov.uk)

**PLANNING COMMITTEE MEETING MINUTES**

19<sup>th</sup> May 2021 7:30pm, Shoreham Village Hall

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

Also Present: 8 members of the public

Clerk: Sarah Moon

1. Apologies for absence were received from District Councillors John Edwards-Winsor and Irene Roy.
2. Cllr Roy Blamey was appointed Chair of the Planning Committee for the coming year.
3. The minutes of the previous meeting held on 5th May 2021 (copy circulated separately) were received and authorised and signed by the Chairman.
4. There were no declarations of interest.
5. The following planning applications were considered:
  - a) SE/21/01404/FUL : Land Adjacent to Shoreham House, Church Street, Shoreham  
Development : Erection of one three-bedroom three storey house with basement and double garage and demolition and replacement of ten single storey garages with two garage blocks and four surface level car parking spaces for 11 cars.  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the basis that it constitutes inappropriate development in the Green Belt. Shoreham Parish Council acknowledges that the applicant has taken care with the design and materials but the height and scale of the building is out of keeping with the Conservation Area, in which it is situated and there do not appear to be any exceptional circumstances, which would allow for such a development to be built. The property will also overlook a neighbouring property, affecting the privacy of its residents. Finally, there are concerns over potential flooding risks and the Environment Agency should be contacted to check whether a build in this location would have any effect on neighbouring properties. The Committee voted against the development by 5 votes with 2 in favour and 2 abstentions.  
Comments due by 5<sup>th</sup> June 2021
  - b) SE/21/01444/HOUSE – Cockerhurst House, Redmans Lane, Shoreham  
Development : Stable block comprising 3 No loose boxed, hay store and tack/feed store.  
Comments due by 8<sup>th</sup> June 2021  
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this development as it has supported previous similar applications but would once again seek that a condition is imposed to ensure that the stable built will remain as such and will not be converted into a residential dwelling in future.
5. Correspondence/Information

- a) An email has been received from the Shoreham and Otford Cricket Club asking whether the Parish Council, in its capacity as landlord, would object in principle to the installation of a 20 foot shipping container to be placed directly behind the cricket pavilion. The majority of the committee considered this to be good solution to a storage problem but asked the Clerk to seek assurance from the cricket club that the container would be installed on a temporary basis, only in place for as long as it is required. On this basis, it was agreed that it should be reviewed on an annual basis by the Parish Council in its capacity of landlord and a licence granted, if necessary. These points can be made to Sevenoaks District Council once the formal planning application is considered.
- b) SE/21/00895/FUL – Unit 1 Westwood Cottage, Rock Hill  
Development : Demolition of existing light industrial units and removal of extensive areas of concrete hard standing surrounding same and erection of 6x5 bed detached dwellings, 2x4 bed dwellings and 1x3 bed (affordable) dwelling and one office with new planting.  
REFUSED
- c) SE/21/00828/FUL – Porters Farm, Birchin Cross Road, Knatts Valley  
Development : Change of use and conversion of 2 barns to provide 3 residential dwellings, including partial demolition of existing barn. Associated landscaping, access and parking.  
GRANTED

The Planning Committee was not warned that the SDC Planning Officer was recommending to allow this application and had it been, it would have asked for the decision to be considered at the Development Control Committee, as was the case with the previous application. The granting of such an application is setting a dangerous precedent for development in the Green Belt should not have been allowed. A formal complaint should be made to SDC for not informing the PC of this and for by-passing the DCC process. The Clerk was asked to firstly raise the matter with District Councillor John Edwards-Winser before making the complaint.

- d) SE/21/004623/FUL Hollows Wood, Chelsfield Lane, Shoreham  
The Planning Committee had been asked whether it would like to add to its comments or change its mind on its decision regarding the above development as additional information has come to light. Essentially, the forestry commission have suggested that this development is required in order for the woodland to be correctly managed. The Committee still considered that the proposed area is too big and that it would therefore stick with its original comments of objection.

Meeting closed at 8.36pm

Date of next meeting: **Wednesday 9<sup>th</sup> June 2021 (if required) - Shoreham Village Hall**  
Sarah Moon, Clerk to Shoreham Parish Council