

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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PLANNING COMMITTEE MEETING MINUTES

22nd January at Shoreham Village Hall from 7:30pm

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

Also Present: 5 members of the public

Clerk: Sarah Moon

1. Apologies for absence were received from Sarah Parkes.
2. The Minutes of the previous meeting held on 8th January 2020 (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/19/03467/LDCEX – Prospect Cottage, Well Hill, Orpington
Development : Conservatory, covered area, link addition and utility room, use of former garage for purposes ancillary and incidental to dwelling house.
Comments due by 28th January 2020.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council has no comment or objection to make on this application.
 - b) SE/19/03517/FUL – Copt Hall, Shoreham Road, Shoreham
Development : Alterations, extension and conversion of residential outbuildings to a single dwelling house with associated parking.
Comments due by 28th January 2020.
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 AONB and Green Belt with no exceptional circumstances.
 - c) SE/20/00057/CONVAR – Corbenic, Birchin Cross Road, Knatts Valley
Development : Removal of condition 7 (extension and external alterations) of 02/00310/FUL.
Comments due by 4th February 2020.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to the removal of this condition as it could lead to an increase in the size of the dwelling. This would in turn result in a bulk of inappropriate size for the AONB and would have a negative impact on the visual amenity of the site. There have been no differences in circumstances since the original condition was imposed and therefore no reason why it should be rescinded.
5. Appeals
 - a) SE/19/02661/HOUSE – Heathers, Rock Hill, Orpington

Development : Alterations to existing front wall to lower height of the wall, formation of landscaped bank behind, retention of wall as altered and retention of raised driveway.

Appeal Ref : APP/G2245/W/19/324316

An appeal has been made to the Secretary of State against the Sevenoaks District Council's failure to give notice of its decision within 8 weeks of the application being submitted.

Comments to the Planning Inspectorate to arrive by 12th February 2020.

RESOLVED that no comment be made by Shoreham Parish Council.

6. Correspondence/Information

a) PROW/SR22/1484 – Public Footpath SR22 (part), Shoreham – Public Path Diversion and Definitive Map and Statement Modification Order 2018.

A letter has been received from the Public Rights of Way Officer at KCC stating that as a result of the Public Inquiry, the order to divert Footpath SR22 has not been confirmed. The landowner is therefore obliged to reinstate the footpath to follow its original route.

Sarah Moon, Clerk to Shoreham Parish Council

Meeting closed at 20.00

Public Question Time

Mr Will Bax, owner of Preston Farm since August 2019, introduced himself to the Parish Council. He has several ideas for the farm including encouraging small rural businesses as well as conservation initiatives. He stated that he was keen to work with the Parish Council and asked advice on what he could do to promote his ideas and gauge public opinion. The Parish Council advised he contact the Shoreham Society and when he has more concrete plans, to come and have an informal chat with the Parish Council to run through his ideas.

The Clerk notified the Committee of planning application SE/20/00020/FUL – Westwood Cottage, Rock Hill. This application is for a development of 8 residential homes and one office. The deadline for comments is in advance of the next planning meeting (12th February) so it was agreed to move this forward to Monday 10th in order for the application to be discussed in detail. It was also suggested that due to the location of the proposed development, the meeting be held at the Well Hill Mission Church, if available.

Cllr Hubble stated that she still had concerns regarding the lack of action at Little Trees and Drummers Field and asked if the Clerk could request that an officer from Planning Enforcement come and speak at the Well Hill meeting to explain the enforcement process. The Clerk also confirmed that she had spoken to Enforcement regarding the caravan at Drummers Field and was told that this was permitted until the works there have been completed.

Finally, four residents of Romney Street attended the meeting and expressed their frustration at the fact that despite the recent meetings with SDC, everything appears to have come to a standstill with their concerns not being addressed and their questions remaining unanswered. The residents requested that the Parish Council write to SDC requesting answers to the following points:

- There are forty mobile homes and clearly four parking spaces for visitors is insufficient which will mean cars are likely to park off-site. SDC have promised to monitor this but it unclear how they will practically do this and how they will enforce any off-site parking.
- Confirmation that the new buildings are situated three metres from boundaries has been promised but as yet, this confirmation is still being awaited.
- The residents have repeatedly asked to see a copy of the original planning application, to which SDC often refer but they are still waiting receipt of this. Ask that a copy of this application is forwarded to the Clerk immediately.

- In regard to issuing a site licence without checking the impact and without reviewing the planning application, no justification for this has been made despite the residents asking for this on numerous occasions. The Clerk made a formal complaint to SDC back in October regarding their failure to reissue a site licence with fewer homes, which could have been achieved had they acted in accordance with the 2013 Mobile Homes Act. In their reply dated 14th November SDC, admit that at the time of issuing the licence they 'did not know that they (Serenity Homes) were planning to make major changes to develop the site including significant changes to the layout and positioning of the mobile homes. Therefore, at this time we (SDC) carried out a change of name Site Licence transfer only'. There are two issues with this response
 - a) SDC should have made it their business to find out exactly what Serenity Homes were proposing to do before they transferred the licence';
 - b) Once they realised the extent of the changes they should have re-issued the licence, amending the number of homes allowed and repositioning some of the remaining homes. This would have been in accordance with the 2013 Mobile Homes Act.
- The residents understand that the developers are responsible for repairing the road in Romney Street outside the main entrance but given the fact that they have also destroyed part of the road at the other side of Romney Street, how can they be assured that these repairs will be made to good standard.
- A road has now appeared behind the Corner House. No planning application has been made for this. Please confirm what enforcement action is being taken regarding this.
- A 10 foot fence has been erected with no planning permission. Please confirm what enforcement action will be taken regarding this.
- The entrance to the site has been moved without planning permission. Please confirm what enforcement action will be taken regarding this.
- Some of the properties have patios, which should have been subject to planning permission. Please confirm what enforcement action will be taken regarding this.
- The homes are being stationed on elevated hard standings so even with the fence they are overlooking neighbouring properties. There should be no windows or at the very least frosted glass on any elevation which overlooks an off-site property.
- The number of lights for each property will have a huge impact on the dark skies within the AONB, causing light pollution to the entire Romney Street area.

In addition to writing to SDC, the Clerk was also asked to contact Lindsay Frost to ascertain whether there is an official mechanism we can use to request a review of the site licence.