

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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PLANNING COMMITTEE MEETING MINUTES

10th February at Well Hill Mission Church from 7:30pm

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

Also Present: 27 members of the public
Stephen Whitehead, Tom Fry - Planning Enforcement, Sevenoaks District Council

Clerk: Sarah Moon

1. Apologies for absence were received from Sarah Parkes, Councillor Jeffery, Councillor Sheward, District Councillors John Edwards-Winser and Irene Roy and County Councillor Roger Gough.
2. The Minutes of the previous meeting held on 22nd 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/20/00020/FUL – Westwood Cottage, Rock Hill, Orpington, BR6 7PP
Development : Demolition of existing light industrial units and erection of eight new dwellings and one office building.
Comments due by 11th February 2020.

Members of the public gave their views on the development both for and against.

Reasons given for opposing the application were that a development of this size and density in the AONB would constitute infill and would set a precedent. The site was previously identified as being contaminated and was considered one of the most polluted sites in the South East. Those opposing the development stated that whilst industrial units are by no means ideal, the construction of 8 new, large residential homes would inevitably lead to an increase in traffic through the narrow lanes, which are already difficult to negotiate.

Reasons given for supporting the application were that the new development would actually generate less traffic. There is already a substantial amount of traffic visiting the twelve industrial units, in particular the MOT centre. One member of the public stated that he considered Well Hill to be a shrinking village and that the construction of 8 new homes would encourage families and thus improve the vitality of the area.

Having considered both sides of the argument, it was RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this application on the basis that the inappropriate size and density of the proposal 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 the height of the buildings 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.

Whilst the Parish Council acknowledges that the current industrial units generate traffic in the surrounding lanes, vehicular movements 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.

It was also RESOLVED that should Sevenoaks District Council's decision differ from Shoreham Parish Council's then we would seek to take discuss the proposal at the Development Control Committee and to engage a Planning Officer to speak on our behalf. A budget of £500 was agreed to be allocated to this.

- b) SE/20/00106/HOUSE – 1 Sepham Farm Cottages, Filston Lane, Shoreham TN14 5JT
Development : Two storey side part rear extension with balcony, single storey rear extension with roof light and front canopy and alterations to fenestration and door.
Comments due by 12th February 2020.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council has no objection or comment to make on this application.
- c) SE/20/00148/FUL – Stursdon Farm, Row Dow, Knatts Valley TN15 6XN
Development : Demolition of the existing dwelling and erection of a replacement dwelling.
Comments due by 21st February 2020.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council has no objection or comment to make on this application.
- d) SE/20/00288/CONVAR – Bell Cottage, Magpie Bottom, Knatts Valley
Development : Variation of condition 8 of application 16/02457/CONVAR to demolition of existing dwelling, garage and outbuilding. Erection of a replacement dwelling (with basemet), detached garage and associated landscaping to amend the time perio for demolition of the existing dwelling. Within 30 months of reaching damp proof course (DPC) level on the replacement dwelling, the building annotated 'Bell Cottage' identified on drawing E-006/B shall be demolished and all demolished items removed from the site.
Comments due by 27th February 2020.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council has no objection or comment to make on this application.

5. Correspondence/Information

- a) An update from Sevenoaks District Council has been received in relation to the development at the former Romney Street caravan park, outlining the actions, which are being taken, following concerns raised by local residents and by Shoreham Parish Council. The most notable of these is that SDC have reviewed the site licence and are proposing a new condition, which would stipulate that there could not be any mobiles units at the entrance to the site. This would affect plots 1, 2 and 32.
- b) Building Control have once again visited 5 Mill Lane Cottages following reports from a neighbour that the condition of the roof has further deteriorated.
- c) SE/19/0375/LDCPR – 7 High Street, Shoreham
Development : Installation of solar PV panels.
WITHDRAWN
- d) SE/19/03389/HOUSE – Elmtree Cottage, Row Dow, Knatts Valley
Development : Erection of a single storey garage.
GRANTED

- e) 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.
REFUSED

6. Presentation by Senior Planning Enforcement Officer, Stephen Whitehead

Senior Planning Enforcement Officer, Stephen Whitehead from Sevenoaks District Council, gave a presentation on the role of Planning Enforcement, the powers they have and the challenges they face. Following the presentation there was an opportunity to discuss specific cases.

- Firmingers Road - this case is now being dealt with by the Planning Inspectorate.
- Drummers Field/Farm – There is permitted development for a hay barn but residents have concerns about two caravans on the site. One caravan is permitted whilst building work is being undertaken and they have five years to complete this. The Enforcement Officers have promised to investigate the second caravan and the fact that people appear to be living there permanently.
- Little Trees – in the process of making a planning application

The officers advised that all reports to Planning Enforcement should be made via the SDC website as this is the most direct route to the officers. All reports are treated in the strictest of confidence and contact details are never put in the public domain.

Sarah Moon, Clerk to Shoreham Parish Council

Meeting closed at 21.07

Public Question Time

A member of the public enquired as to why the Planning Committee had made no objection or comment to planning application SE/19/02214/FUL - St Georges Stables. A temporary licence for caravans had been granted for 3 years and this came to an end last year. An application was made in August 2019 for change of use/permanent and this is still awaiting a decision. The member of the public asked whether we could look at this again and ask SDC if we are still able to make comment. The Clerk confirmed that she would follow up with SDC.