

**SHOREHAM
PARISH
COUNCIL**

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PLANNING COMMITTEE MEETING MINUTES

17th July at Shoreham Village Hall from 7:30pm

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

Also Present: 10 members of the public
District Councillor Irene Roy
County Councillor Roger Gough

Clerk: Sarah Moon

1. Apologies for absence were received from Cllr Cockburn and Sarah Parkes and from District Councillor John Edwards-Winser.
2. The Minutes of the previous meeting held on 3rd July 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 for the meeting.
4. The following planning applications were considered:
 - a) SE/19/01351/HOUSE – Barnfield House, Romney Street, Knatts Valley
Development : Erection of new section of timber fence and gate.
Comments due by 23rd July 2019.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the basis that the plans do not represent what has actually been constructed. The height of the fence and its appearance also have a negative impact on the street scene as well as causing loss of light to the neighbouring property. The Parish Council would like Planning Enforcement to seek evidence from the Land Registry that the land on which the fence has been constructed, is indeed owned by Barnfield House. Another issue is that the fence will preclude the public using some of the thoroughfare, where the public has had full use of it historically, which clearly is separate to the matter of ownership, as it unilaterally removes rights of the public, which particularly in regard vehicular use of the road around the bend is a significant issue and change.
 - b) SE/19/01869/LDCEX – Heathers, Rock Hill, Orpington
Development : Use of outbuilding as a residential annexe ancillary to the main dwelling.
Comments due by 22nd July 2019.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the basis that insubstantial evidence has been provided particularly in light of the on-going enforcement notice on the property, which has been

ignored. The Parish Council also request feedback on previous enforcement issues, especially those relating to planning application SE/17/02973/HOUSE

- c) SE/19/01755/FUL Old Mill, Shoreham Road, Shoreham
Development: External compost toilet plus change of use for existing allotments for outdoor recreation.

Comments due by 6th August 2019

RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development as no evidence of its compliance with building regulations or the Environment Agency's regulations, which will come into force in February 2020, has been provided.

5. Romney Street

Around ten residents from Romney Street were in attendance to discuss the current redevelopment of the mobile home site at Romney Street and the resulting impact on the immediate surroundings, the AONB and Green Belt.

Serenity Homes purchased the old Romney Street caravan site at the end of January 2019 with the aim of redeveloping it into a more 'high end' park home site. Due to the fact that the site was a caravan park, permitted development rights applied and no planning permission was required despite the fact that the new homes will be substantially larger (40 x 20) than the original caravans (40 x10) and are situated closer together than the minimum of 6 metres allowed between each one.

In order to accommodate the increase in square footage of the new homes, the area in front of the park, which was previously used as a car park, has now become the site for three homes. These are just 2 metres away from the boundary of one of the neighbouring properties, Poldhu, which is now severely overlooked, resulting in a substantial loss of privacy and light. The fact that there are now three mobile homes on the former car park means that no provision has been made for visitor parking on the site.

The entrance to the site has also been moved and this has occurred without consulting Highways or without planning permission which, in this case, is a requirement.

Throughout the whole of the development to date, the residents of Romney Street have received little communication despite numerous complaints regarding the noise and disruption from the demolition. The contractors have not appeared to have had any regard for local residents, working 12 hours a day (sometimes more), seven days a week, including bank holidays.

Neighbouring properties have, in the past, had planning applications refused due to their adverse impact on the AONB and Green Belt. The redevelopment of this site has caused a change in the skyline and has an adverse visual impact on the AONB and surrounding area and yet no conditions or restrictions have been applied other than a Tree Preservation Order being placed on one of the trees, which was going to be cut down. Most of the remaining trees and hedges have been removed from the site, which is now very visible and a prominent feature of the landscape.

Concerns have also been raised about the management of the site and lack of security into it. Fires are being left unattended and neighbouring properties have suffered flooding due to the amount of spoil piled up, which has prevented water draining away. There are concerns that there is asbestos on the site and that this will not be disposed of correctly.

Having listened to all the comments and concerns of the residents, it was RESOLVED that Cllr Irene Roy meet separately with the residents to move this forward. In the meantime, she confirmed that an officer would be visiting the site next week in order to check the distances between the caravans.

The Parish Council confirmed that they were completely supportive of the residents and wished to help them however they could. Residents were advised to keep reporting concerns of health and safety to the Health & Safety Executive and to the Environment Agency. The Clerk was instructed to write to both these organisations, echoing the comments of the residents and the fact that the site was in operation for up to 15 hours a day and also to write to the owners of the site requesting a copy of the F10 document.

Residents confirmed that in order to resolve the situation, the three park homes currently situated on the former car park site, would need to be removed and screening put up. If this were to be done, then they would accept everything else.

6. Correspondence/Information

- a) SE/19/01755FUL – Old Mill, Shoreham Road, Shoreham
Development : External compost toilet plus change of use for existing allotments for outdoor recreation.
INVALID
- b) SE/19/01152/HOUSE – Wells Cottage, 2 Pump Lane, Orpington
Development : Demolition of existing garage. Excavate garden to form hard-standing and new garage. New timber access stairway to raise garden.
REFUSED
- c) SE/19/01311/FUL – The Two Brewers, 30 High Street
Development : Conversion of the public house into a dwelling with second floor. Erection of an associated car port building. Alterations to fenestration.
GRANTED
- d) SE/19/01195/LDCEX - Deans Farm, Firmingers Road, Orpington
Development : Confirmation that the existing building is used as a dwelling.
REFUSED

The meeting closed at 8.51

Public Question Time

Date of next meeting: **Wednesday 7th August 2019 at Shoreham Village Hall (if required)**

Sarah Moon, Clerk to Shoreham Parish Council