

**SHOREHAM
PARISH
COUNCIL**

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PLANNING COMMITTEE MEETING MINUTES

20th February at Shoreham Village Hall, Shoreham from 7:30pm

Present: R Blamey (in the Chair)
R Boyle, A Hibbins, J Histed and B Jeffery

Also Present: 7 members of the public
District Councillor John Edwards-Winser

Acting Clerk: J Histed

1. There were apologies for absence from Cllrs McDonnell and Parkes.
2. Minutes of the previous meeting held on 23rd January 2019 (copy circulated separately) were approved and signed by the Chairman.
3. Cllr Jeffery declared an interest in application SE/19/00179/FUL (Porters Farm) but did not have any pecuniary interest in the same.
 - a) SE/19/00233/AGRNOT – Land South West of Timberden Farm, Shacklands Road, Shoreham Development : Erection of an agricultural building.
Awaiting decision on whether prior approval is required and further details submitted.
 - b) SE/18/03889/HOUSE – Forge Cottage, 38 High Street, Shoreham
Development : Erection of detached garage/workshop
Amended Parish Consultation showing revised design and increase in height including solar panels. Further comments to be made by 22nd February 2019.
No further comments were necessary as the planning committee were made aware of these changes at a previous meeting and comments in support of said changes were submitted at that point.
 - c) SE/19/00179/FUL – Porters Farm, Birchin Cross Road, Knatts Valley
Development : Change of use and conversion of 3 agricultural barns to provide 5 residential dwellings with associated landscaping and parking.
Comments due by 28th February 2019.
All members voted to object to this application for the following reasons:
 - Being situated in an AONB would mean changing the land from rural, agricultural use to housing use
 - The surveys on the barns are not complete due to them currently being used for agricultural purposes
 - The increase in traffic generated from the 13 parking spaces plus any traffic from visitors would cause problems on the single track road leading to the property.
 - The 13 parking spaces provided in the application is insufficient for a development of this size. No parking provision has been made for visitors, meaning that non-residents would have nowhere to park. Again, this would cause big problems on the single track road.

- Changing the setting of a Grade II listed building (a farmhouse within a farmyard) would mean that the listed house would become a house in a housing estate.
- The proposed development is situated within the Green Belt and as such would result in a decrease of Green Belt land.
- The development is not sustainable, having no access to shops, transport links and other amenities.
- An application on a nearby site was turned down some years ago by Sevenoaks District Council who cited that 'the impact on the Green Belt is wholly inappropriate and fails to enhance the rural character of the area'. This would appear to be a suitable assessment of this application.
- There are no exceptional circumstances which can be used as an argument to overrule any of these reasons.

The Committee RESOLVED to defer sending these comments to Sevenoaks District Council in favour of recommending to full council at the forthcoming EGM to engage a professional planning consultant on this issue.

The Committee also RESOLVED to request an extension to the deadline for submitting public comments from 28th February to 7th March in order to align with the deadline for other consultees. If granted, and if a consultant is engaged, then the report produced should be considered at the Parish Council meeting held on 6th March. If no extension were to be granted then an EGM should be called for 27th February at which Planning Committee's response should be finalised.

5. Correspondence/Information

- a) SE/18/03890/LBCALT – Forge Cottage, 38 High Street, Shoreham
Development : Erection of detached garage/workshop.
Withdrawn
- b) SE/18/03717/HOUSE – 81 High Street, Shoreham
Development : Demolition of existing conservatory and chimney. Erection of single storey rear extension with rooflight. Conversion of garage into habitable space. Alterations to fenestration.
Granted
- c) SE/18/03799/AGRNOT – Timberden Farm, Shacklands Road, Shoreham
Development : Erection of an agricultural building.
Withdrawn.

The meeting closed at 8.20 pm

Public Question Time

Date of next meeting: **Wednesday 6th March 2018 at Shoreham Village Hall (if required)**

Sarah Moon, Clerk to Shoreham Parish Council