

**SHOREHAM
PARISH
COUNCIL**

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PLANNING COMMITTEE MINUTES

Present: Cllrs R Blamey (Chair), B Jeffery, M Sheward, A Hibbins and Mr R Boyle.

In attendance: Amanda Barlow (Clerk)

1. Apologies were received and accepted from Cllr Cockburn and Mrs S Parkes.
2. **Members resolved to agree the minutes of the previous meeting held on 15 June 2022 (copy circulated separately). Members also agreed to respond to Application 22/01176/FUL as they were unable to access the portal prior to the meeting on 15 June 2022 and Sevenoaks District Council had granted an extension to 14 July 2022.**
3. There were no disclosures of interest.
4. To consider planning applications and appeals received by the day before the meeting (if any).

<u>SDC Reference</u>	<u>Site Address</u>	<u>Summary Description of Application / Consultation</u>	<u>SDC deadline</u>
22/01176/FUL	Unit 1 Westwood Cottage Rock Hill Orpington Kent BR6 7PP	Demolition of existing light industrial units and removal of extensive areas of concrete hardstanding surrounding same and erection of 7 detached dwellings, and one office with new planting	30/06/2022 extended to 14/07/2022

Members resolved to object to this application and agreed to respond as per the previous response.

As with the previous application, SE/21/00895/FUL, Shoreham Parish Council objects to this application on the basis that the size and density of it is inappropriate in the Green Belt. The creation of what in effect, amounts to a new hamlet, 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 this 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. Indeed, national planning policy in NPPF 2019 paragraph 172 "gives great weight to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas" Local planning policy echoes the NPPF with policy EN5 of the Allocations and Development Management Plan stating that the highest standards of protection will be given to the Kent Downs AONB and that proposals there will only be permitted where the form, scale, materials and design will conserve and enhance the character of the landscape and have regard to the relevant Management plan guidance (in this case the Kent Downs AONB Management Plan 2019-2024.) We do not consider that the application proposals will meet these policy requirements in terms of conserving and enhancing the AONB landscape. The previous application was refused on these grounds and the issues have not been addressed. Indeed, although the proposal now includes one affordable dwelling, this is in addition to the original eight homes meaning that the scale and density of the site would be even greater than that proposed in the original application.

Shoreham Parish Council would therefore once again, urge Sevenoaks District Council to refuse planning permission for this development on the basis that its scale and density constitutes inappropriate development in the Green Belt and will have an adverse impact on the AONB in which it is situated.

22/01489/FUL	28 Bowers Road Shoreham Sevenoaks Kent TN14 7SS	Divide existing dwelling into two separate dwellings.	12/07/2022 (extension)
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Members resolved to respond no comment.

22/01756/FUL	Former Car Park For The Rock And Fountain Rock Hill Orpington Kent BR6 7PJ	Erection of 4 detached single storey dwellings with associated amenity, parking and landscaping.	22/07/2022
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Members resolved to object to this application and agreed to respond as per the previous response.

Shoreham Parish Council objects to this application on the basis that the size and density of it is inappropriate in the Green Belt. The creation of what in effect, amounts to a new hamlet, 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 this 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. Indeed, national planning policy in NPPF 2019 paragraph 172 “gives great weight to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas” Local planning policy echoes the NPPF with policy EN5 of the Allocations and Development Management Plan stating that the highest standards of protection will be given to the Kent Downs AONB and that proposals there will only be permitted where the form, scale, materials and design will conserve and enhance the character of the landscape and have regard to the relevant Management plan guidance (in this case the Kent Downs AONB Management Plan 2019-2024.) We do not consider that the application proposals will meet these policy requirements in terms of conserving and enhancing the AONB landscape. The previous application was refused on these grounds and the issues have not been addressed. Indeed, although the proposal now includes one affordable dwelling, this is in addition to the original eight homes meaning that the scale and density of the site would be even greater than that proposed in the original application.

Shoreham Parish Council would therefore once again, urge Sevenoaks District Council to refuse planning permission for this development on the basis that its scale and density constitutes inappropriate development in the Green Belt and will have an adverse impact on the AONB in which it is situated.

22/01687/HOUSE	Rock And Fountain Rock Hill Orpington Kent BR6 7PJ	Erection of metal gate and associated fencing	25/07/2022
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Members resolved to object to this application due to the gates not being in keeping with the street scene, the gates are too high and not in keeping with the AONB. Members were also concerned with the dangerous access to the gates.

22/01827/WTCA	4 Boakes Meadow Shoreham Sevenoaks Kent TN14 7SH	Various works to trees	N/A
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5. To note the Planning Log
6. Date of next meeting: **Wednesday 20 July 2022 (if required)**

The meeting closed at 19.51.