

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
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DRAFT PLANNING COMMITTEE MEETING MINUTES

18th January 2017 at Shoreham Village Hall from 7:30pm

Present: R Blamey (in the Chair)
R Boyle, P Dodd, M S Parkes,

Also Present: County Councillor Roger Gough
41 Members of the Public

Clerk: Sarah Moon

1. Apologies for absence were received from Cllr Histed (unwell) Cllr McDonnell (holiday).
2. Minutes of the previous meeting held on 4th January (copy circulated separately) were approved and signed 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. PD can see this from his upper window.
4. The following applications were considered:
 - a) SE/16/03509/CONVAR – Land West of 5 Mill Lane, Shoreham, TN14 7TS
Development : Variation of condition (8 landscape) of application reference SE/12/03106/FUL to Erection of 4 houses (1 semi-detached pair and 2 detached) with amendment to remove the trees in the back garden and replace with a row of Photinia to cover fence.
Comments due by 25th January 2017.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development. As the applicant had advised that the trees planted as part of the original condition were not suitable for the ground on which they were planted and had died, Sevenoaks District Council should be asked to look at the type and height of the trees specified on the original condition and check to ensure these trees will not fail again. A neighbouring property felt that a lack of trees would have a detrimental effect on their privacy and it was therefore felt that trees of a similar species and stature should be planted. Finally, the Parish Council were of the opinion that reversing conditions which were put in place at the time of the original development, would be setting a precedent and other conditions may similarly be overturned in the future.
 - b) SE/16/03895/FUL – The Bungalow, East Hill, Knatts Valley
Development : Erection of replacement bungalow, including basement accommodation.
Comments due by 24th January 2017.
RESOLVED that Sevenoaks District Council be informed that Shoreham Parish Council supports this application on the basis that a previous application was supported and that this application is not materially different.
 - c) SE/16/03981/WTCA – 3 The Terrace, Church Street, Shoreham
Development : Reduce one apple tree by approx. 1 metre.
No comments necessary – information only.

d) SE/17/00036/WCTA – Meadow Cottage, Church Street, Shoreham
Development : Works to two lime trees.
No comments necessary – information only.

e) SE/17/00086/WTCA – 37 High Street, Shoreham
Development : Various works to trees (CA).
No comments necessary – information only.

5. Correspondence/Information

a) SE/16/03243/HOUSE – 23 Shoreham Place, Shoreham
Development : Conversion of garage with infill extension to incorporate a new window and door to front elevation.
GRANTED.

b) SE/16/03399/FUL – The Summer House, Shoreham Road, Shoreham
Development : Demolition of existing two-storey dwelling with dormer windows and detached garage and the erection of a replacement two-storey dwelling with additional subterranean basement accommodation.
WITHDRAWN

c) SE/16/02838/FUL – Land Adj to 4 & 5 Mill Lane, Shoreham
Development : Removal of existing garage, outbuildings. Erection of a new 3 bedroom dwelling.
GRANTED.

6. Development Control Committee

A representative from Shoreham Parish Council attended the Development Control Committee on Thursday 5th January to discuss two applications. The outcomes were as follows:

a) SE/16/01316/FUL 16 Bowers Road, Shoreham
Development : Construction of a four-bedroom detached new-build dwelling house. The Parish Council had objected to this development on the basis that the site of the development would compromise the openness of the Green Belt. This application was however granted. It would appear that where a development is planned for such a site, unless the Parish Council could demonstrate planning issues with the actual dwelling, such developments would be likely to be granted.

b) SE/16/02838/FUL – Land Adj to 4 & 5 Mill Lane, Shoreham
Development : Removal of existing garage, outbuildings. Erection of a new 3 bedroom dwelling.
The Parish Council had supported this development and, as the applicant had demonstrated the use of materials sympathetic to the area and had agreed to preserve the flint wall, then this application was granted.

Public Question Time

DCC – mentioned the relevance of a local family. Although this was not a planning issue it was nevertheless brought up by the councillors themselves during the debate.

Date of next meeting: **Wednesday 1st February 2016 at Shoreham Village Hall (if required)**

Meeting closed at 8.01 pm.