

**SHOREHAM
PARISH
COUNCIL**

Parish Clerk: Sarah Moon
8 High Street
Shoreham
Sevenoaks TN14 7TB
clerk2012@shorehamparishcouncil.gov.uk

PLANNING COMMITTEE MEETING MINUTES

10th May 2017 at Shoreham Village Hall from 7:30pm

Present: P Dodd (in the Chair)
J Histed, B Jeffery, N McDonnell,

Also Present: 9 Members of the Public
District Councillor John Edwards-Winser

Clerk: Sarah Moon

1. Apologies were received from R Blamey, R Boyle and MS Parkes.
2. Minutes of the previous meeting held on 19th April (copy circulated separately) were approved and signed by the Chairman.
3. There were no declarations of interest.
4. The following planning applications were considered:
 - a) SE/17/01090/FUL – Hunters Moon, Well Hill, Orpington
Development : Demolition of existing buildings and erection of a single dwelling.
Comments due by 10th May 2017.
Resolved that Sevenoaks District Council be informed that Shoreham Parish Council objects to this development on the basis as it is inappropriate in-fill, which would be harmful to the openness of the Green Belt.
 - b) SE/17/01000/HOUSE – 13 Shoreham Place, Shoreham
Development : Proposed two storey side/rear extension with balcony and external staircase.
Amended Parish Consultation : Amended proposed plans received.
Further comments due by 11th May 2017.
Resolved that Sevenoaks District Council be informed that Shoreham Parish Council support the application but request that Sevenoaks District Council add a condition to ensure it is only ever used as an annex and not a separate dwelling.
 - c) SE/17/01295/HOUSE – Beeches, Well Hill, Orpington
Development : Introduction of dormers on front and side.
Comments due by 19th May 2017.
Resolved that Sevenoaks District Council be informed that Shoreham Parish Council support this application on the grounds that it does not appear to contravene any planning requirements.
 - d) SE/17/01317/LDCEX – Beeches, Well Hill, Orpington
Development : Alteration of two dormers to one large dormer and replacement of the pitched roof by a flat roof.

Resolved that Sevenoaks District Council be informed that Shoreham Parish Council support this application on the grounds that it does not appear to have any great impact on the surrounding area.

Comments due by 24th May 2017.

- e) SE/17/01186/WTCA – St Peter and Paul Church, Church Street, Shoreham
Development : Various work to trees (WTCA)
No comments necessary – information only.
 - f) SE/17/01207/WTCA – 3 Oxbourne Cottages, High Street, Shoreham
Development : Reduce height by 1 third to two large beech trees CA
No comments necessary – information only.
5. Correspondence/Information
- a) SE/16/02308/FUL – Land North East of Westwood Farm, West of M25 and S Rock Hill, Orpington
Development : 3-year temporary change of use of land to 1 gypsy pitch with associated works including 1 no. mobile home, 1 no. touring caravan.
GRANTED.
 - b) SE/1603371/HOUSE – Vryheid, 76 High Street, Shoreham
Development : Raise up gable wall and provide rear dormer.
REFUSED
 - c) SE//17/00209/HOUSE – Daisy Farm, Firmingers Road, Orpington
Development : Erection of a detached granny annex.
Application no longer valid due to the proposed floor plan not matching the proposed elevations. (The floor plans measure 5.5m x 15.3m but the elevations measure 5mx 15.1m.)
 - d) SE/17/00662/HOUSE – The Acorn, 72 High Street, Shoreham
Development : Loft conversion with the formation of 2 dormers. Formation of entrance porch.
GRANTED.

Public Question Time:

Cllr McDonnell voiced his concerns about the granting of planning permission for a 3-year temporary change of use of land to 1 gypsy pitch with associated works including 1 no. mobile home, 1 no. touring caravan (SE/16/02308/FUL). He also voiced concerns about a second gypsy site in Well Hill about which nothing has been done. District Cllr John Edwards-Winser advised Cllr McDonnell to contact District Councillor Steve Lindsay in order for him to get the District Council's Enforcement team to go and investigate.

The Clerk gave an update on the conversation she had had with the Planning Department at Sevenoaks District Council in relation to the development at The Cottage, Fackenden Lane, Shoreham. At a previous meeting, a member of the public had raised concerns that more buildings were being erected on the site and this was contrary to a condition made in the original planning application, which stated that as the new dwelling would use up all of its 50% increase allocation, no more buildings could be erected. The Planning Officer explained to the Clerk that permission had been granted for a garage and to convert the stables and, as these buildings are located more than 5 metres away from the main dwelling, the 50% rule does not apply.

Date of next meeting: **Wednesday 24th May 2017 at Shoreham Village Hall (if required)**

Meeting closed at 8.10 pm.