

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 22nd MARCH 2021

A 'virtual' Committee meeting was held at 20:00.

Present Mr Bourne
 Mr Bulleid
 Mr Haslam
 Mr Martin (Chair)
 Mr Michaelides
 Mr Tavare
 Mrs Weston
 Councillor Thornton

Apologies: None

1 Declarations of Conflict of Interest: Councillor Thornton declared an indirect interest in that a close family member lives near the Coach House.

2 Planning Applications considered

20/03779/FUL

Land East of The Coach House St Julian's Road Underriver TN15 ORX
Erection of two stables, tack room and hay store for personal use.

An amended plan had been submitted and comments requested. The Committee agreed that although the scheme was reduced in size, its orientation and location would still result in significant building alongside the byway at a point where there is presently open land. The Committee agreed with the further views of the PROW Unit.

21/00534/FUL

Land East of 1 Fullers Hill Farm Fullers Hill Seal TN15 OEN
Single storey dwelling with basement.

The Committee noted that the proposal is for a dwelling of greater mass than the existing stables and a previously permitted dwelling on the site. It felt that on balance, if the local planning authority concludes that the difference in mass would be marginal, the Parish Council should request planning conditions to remove permitted development rights, control external lighting, and require demolition of the stables.

21/00677/HOUSE

The Old Farm House Fullers Hill Seal TN15 OEN
Construction of 'in-ground' swimming pool with adjacent plant room. Widening of driveway and provision of extra parking bay.

The Committee had no objection in principle but the amenity of the neighbour would be protected if the pool structures were not on the boundary, and the footprint would be reduced they were underground or close together. Planning conditions should be requested with regard to external lighting, native species of hedge, and disposal of spoil.

3 The following were noted:

21/00476/FUL

Broomsleigh Park Styants Bottom Road Seal
Construction of an American barn, outdoor arena and associated works.
Submission of a Drainage Strategy

21/00768/WTPO

Frankfield House Church Road Stone Street TN15 0HA
Various works to trees (TPO)

Late Item

21/00235/HOUSE

The Woodshed 7 Park Mews Park Lane Godden Green Sevenoaks Kent
Erection of a single storey side extension

Mr Haslam informed the Committee that this application had been re-validated following correction of the proposed plan and elevation drawing. This confirms that large windows are proposed on the three external walls of the extension, and it was agreed that a slightly amended response should be submitted.

4 Consultation on the Model Design Code and amendments to the NPPF

It was agreed that the draft response should be submitted, with additional comment on the value of Article 4 Directions which should be retained by the NPPF.

TJM 24.03.21