

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 8th April 2021

A 'virtual' Council meeting was held at 19:30 and the Committee meeting followed.

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

Apologies: None received

1 Declarations of Conflict of Interest: None

2 Planning Applications considered

21/00664/FUL

Land East Of 1 Fullers Hill Farm Fullers Hill Seal TN15 0EN

Demolition of (part of) existing equestrian buildings (stabling and storage) with erection of single storey residential dwelling with associated parking and landscaping.

The application was to renew consent SE/17/01941/FUL. There was no objection, but previous planning conditions to remove permitted development rights, control external lighting and require demolition of the stables should be applied to a new consent.

21/00701/FUL

Garages South of Sealcroft Cottages Childsbridge Lane Seal TN15 0BY
2 bed detached dwelling.

The Committee agreed that comments on an earlier application apply. The site is cramped, the dwelling does not form a natural extension of the existing terrace, and 3 sides of the new building would be tight against the site boundary. The roof would be improved if hipped at both ends, and the access track needs to a new surface.

21/00739/HOUSE

17 Meadowlands Seal KENT TN15 0DH
Construction of an orangery

The Committee had no objection.

SE/21/00814/LBCALT

Wilderness House Wilderness Avenue Sevenoaks TN15 0EA

Creation of level entrance thresholds to apartments 11 and 12. Internal alterations, relocation of the intercom to facilitate the installation of a new swing door

The Committee had no objection if the Conservation Officer is content.

21/00909/LBCALT

Wilderness House Wilderness Avenue Sevenoaks TN15 0EA

The works relate specifically to apartments 13, 14 and 15 to facilitate improving level access between the apartments and their external terraces by amending the internal threshold, introducing bib taps and lighting to terraces and internal layout alterations.

The Committee had no objection if the Conservation Officer is content.

21/00852/HOUSE

NubesLux Seal Drive Seal TN15 OAH
Detached Oak Framed Garage.

The Committee felt that in principle there should be no further development at this site, but the size of the proposed building had been greatly reduced from an earlier application, and it agreed to raise no further objection.

21/00929/HOUSE

Camden House Wildernesse Avenue Sevenoaks TN15 OEA
Single storey extension to existing dwelling

Conditions attached to SE/14/01562/OUT for three detached dwellings including Camden House seek to “preserve the openness of the Green Belt and the setting of Wildernesse House.” The application for a large pool house would extend the frontage of the dwelling to approximately 55m, and the Committee objected to the scale of this proposal.

KCC/SE/0045/2021 (SE/21/00891/KCCRG3)

Sevenoaks Grammar Annexe/Trinity School site, Seal Hollow Road, Sevenoaks, Kent TN13 3SN
New external sports facilities - comprising 2 multi use games areas & 2 all-weather floodlit pitches on the existing school playing fields, and change of use of an area of land to the east of the school site to grass playing field, together with associated landscaping and access works

The Committee accepted the change of use from agricultural field to seasonal grass pitches provided this does not involve structures, fences, lighting or access that would be inappropriate in the Green Belt, or would harm the setting of the Conservation Areas and listed buildings, or harm the amenity of nearby dwellings. The Committee therefore objected to the location of a storage container in an open position near Seal Drive, and to possible vehicle access from Seal Drive, and from A25 without a reduction in its 40mph speed limit. The Committee agreed to seek planning conditions to:

- restrict the use of the land to seasonal grass pitches for the use of the schools
- prevent the development of fences, buildings and other structures
- control lighting, noise and community use
- preserve trees protected by a TPO

21/00893/LBCALT

High House Carters Hill Underriver TN15 OSB
Replacement of gates and fencing.

The Committee agreed that the height of the vehicle gates and pedestrian gate should be reduced to prevent an overbearing and out of character frontage to the village street. It noted that the Officer Reports on 20/03603/HOUSE and 20/03604/LBCALT which permit an extension to High House do not include the views of the Highways Authority on a second access. The impact of any requirements KCC may have on the setting of the listed building and street scene should be considered in determining the current application.

3 Item for information

21/00915/LDCPR

Grace Cottage Childsbridge Way Seal KENT TN15 0DG
Side and rear dormer extension

Noted.

Late Item

SE/20/03726/FUL Notification of Appeal

Land South of 10 to 12C High Street Seal TN15 0AJ

Erection of a detached three bedroom dwelling with associated parking, amenity and landscaping.

Noted

4 Circulation of Tree Preservation Order Notifications

It was agreed to add TPO applications to the Committee agenda for information.

TJM 20.04.21