

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 10th February 2022

At the Pavilion, Seal Recreation Ground, after the Council Meeting.

Present Mr Bourne
Mr Haslam
Mr Martin (Chair)
Mrs Weston
Councillor Hogarth
Mr Boland attended for 22/00185/HOUSE and 22/00037/FUL

Apologies: Mr Boorman, Mr Bulleid, Mr Michaelides and Mr Tavare
Councillor Thornton

1 Declarations of Conflict of Interest: None Received

2 Planning Applications considered

22/00037/FUL

The Stables Underriver House Road Underriver TN15 0SJ

Change of use from agricultural land to dog walking paddock with associated car parking and shelter lodge

A number of objections had been received from parishioners. The Committee considered the planning history of the site and concluded there are sound Green Belt and AONB landscape objections to the proposed building. The proposed change of use was also felt to conflict with planning policy, and to be detrimental to the amenity of the surrounding land and the village. The site was considered unsuitable for the proposed commercial use for these reasons, and because of its poor access.

SE/22/00051/FUL

Land South West of Stone Street Farmhouse Stone Street Kent

Change of use from B8 to B2 (office use) washroom and storage to washroom and office space.

The Parish Council had objected to the change of use of the land and buildings to B8 distribution, and considered further diversification to be an undesirable shift to a mixed use employment site, for which it is entirely unsuited.

22/00056/HOUSE

40 Zion Street Seal Sevenoaks TN15 0BD

Replacement of all windows with double glazed equivalents

The Committee had no objection.

22/00185/HOUSE

Valley House Carters Hill Underriver Sevenoaks TN15 0RY

Proposed ground floor rear extension. Amendment to front Porch. Amendment to proposed access point / drive way / parking

Mr Boland described the purpose of the proposal. The Committee noted that the increase in floorspace on the original building would be about 75%. There was concern that this would not

comply with policy, and that the overall depth of the extension on the boundary should be considered. There was no objection in principle to altering the access and parking area, but a more detailed drawing was felt to be needed for highway and planning consideration of the excavation, access etc.

22/00215/LBCALT Foxbury Farm Stone Street Seal TN15 0LW

Conversion of existing oast to form 3 dwellings, associated parking, landscaping and underpinning.

The Committee understood the application to be solely for underpinning and as such had no objection.

22/00269/HOUSE

Hollandhurst Underriver House Road Underriver Sevenoaks TN15 0SH

Replacement of the existing triple bay garage with a new outbuilding providing a double bay garage with an annexe ancillary to the main dwelling.

Lawful development had been agreed for an outbuilding to the rear which was now offered to 'trade' for the current proposal. The Committee felt that the proposed outbuilding of 104sqm would be contrary to Policy GB1, and its position in front of the house made it capable of independent use. If the planning authority were minded to permit the application, a legal agreement should be entered into to nullify the lawful development consent, and planning conditions applied to ensure the building remains ancillary to the dwelling and is used in part as a garage.

22/00274/LBCALT

Flat 5 Bretaneby High Street Seal Sevenoaks Kent TN15 0AJ

Erection of a timber framed conservatory to rear of property, with flat roof and roof lantern. Existing patio to be removed and replaced.

The Committee had no objection.

3 For Information, application on which the Parish Council has not been consulted

21/03744/LDCPR

Blakes Green Cottage Stone Street Seal TN15 0LQ

To assemble a flat pack garden shed

This item was noted.