

SEAL PARISH COUNCIL PLANNING COMMITTEE AGENDA 28th March 2022

The Pavilion, Seal Recreation Ground at 20:00

Apologies: Mr Tavare, Mr Michaelides

1 Declarations of Conflict of Interest: Mr Boorman for 22/00749/AGRNOT who wishes to absent himself for this item

2 Planning Applications for consideration

22/00512/OUT Mr Martin and Mr Boorman 19th April 2022

Sevenoaks Quarry Bat and Ball Road Sevenoaks Kent TN14 5SR

An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2), business, retail, leisure and sports uses (Class E); new primary school (Class F1); community uses (Class F2), re-use of former Oast House and existing barn off Childsbridge Lane, green open spaces including parks, play spaces, ecological areas and woodlands; vehicular accesses from Bat and Ball Road, Childsbridge Lane and Farm Road; associated infrastructure, groundworks and demolition; with all matters reserved.

The Notification for this application was circulated to all Parish Councillors.

22/00698/HOUSE Mr Bourne 8th April

1 Broadhoath Seal Sevenoaks Kent TN15 0LX

Demolition of existing conservatory and construction of single storey rear extension with roof lantern. Conversion of existing attached garage to habitable accommodation with new dormer windows and rooflight. Alterations to fenestration.

[Demolition of existing conservatory and construction of single storey rear extension with roof lantern. Conversion of existing attached garage to habitable accommodation with new dormer windows and rooflight. Alterations to fenestration.](#)

3 Application on which the Parish Council has been consulted on whether additional details of siting, design and external appearance are required for more detailed consideration.

22/00749/AGRNOT

White Rocks Farm Carters Hill Underriver Sevenoaks Kent TN15 0SL

Agricultural livestock building.

[Agricultural livestock building.](#)

4 Sevenoaks Neighbourhood Development Plan

All Parish Councillors were sent the invitation from Sevenoaks Town Council to attend their Neighbourhood Development Plan Steering Group on 22nd March. The Planning Committee Chairman was unable to attend and therefore sent his apologies and submitted three questions in advance. The questions and the reply from the Town Council are overleaf.

Chairman's Questions and the reply from the Town Council

Q1 We understand that the Neighbourhood Plan does not propose to allocate sites to avoid conflict with the Local Plan, and that revised planning policies have been incorporated on the advice of English Heritage and AECOM. Is the Local Planning Authority also content that the proposed planning policies are satisfactory in advance of the current Review of the Local Plan?

Sevenoaks Town Council has been in regular contact with the District Council regarding the edits in wording surrounding the 13 sites identified in the Neighbourhood Plan. The SDC Planning Officers are satisfied with the reworded policies, in that they retain the 13 sites but reiterate that they are not being allocated. The decision not to allocate sites was made much earlier on in the NDP process, and the policies have been edited to make this distinction clearer, following advice from Historic England.

Q2 By virtue of the new planning policies, the Neighbourhood Plan is now significantly different from the versions previously subject to public consultation. Also, the Strategic Environmental Assessment Final Report by AECOM has yet to be published, but will be referred to statutory consultees for comment. In these circumstances, does the process for Neighbourhood Plans allow it to proceed without a further public consultation?

It was never the intention of the Neighbourhood Plan to allocate sites but rather to follow on from the adoption of a new Local Plan and provide additional design guidance on sites that would be allocated within that Local Plan. As the Local Plan has been delayed it is now the intention to adopt the Neighbourhood Plan first and that has meant revision to the wording of policies D1 and D2 however the general thrust of the Plan remains unchanged albeit that the current version reflects recommendations that came through the Regulation 14 consultation and subsequent SEA process. We have been advised by both AECOM who are carrying out the SEA and by the District Council that a further Regulation 14 Consultation will not be required.

Q3 In January 2021 Seal PC was advised by the Town Council's Planning Committee Clerk that the Local Planning Authority had provided a list of Statutory Consultee contacts for the NDP which did not include KCC, who would be asked (belatedly) to comment on the consultation draft. Please could the Parish Council see KCC's responses to consultation as Highways, Education and Minerals authority.

Attached are the reps received from KCC. We did not receive one from highways although I believe they were consulted and chased for a response.*

(*from PROW and Flooding only)