

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 28th February 2022

At the Pavilion, Seal Recreation Ground 20:00

Present Mr Boorman
 Mr Bourne
 Mr Bulleid
 Mr Haslam
 Mr Martin (Chair)
 Mr Michaelides

Apologies: Mr Tavare, Councillor Thornton

1 Declarations of Conflict of Interest: None Received

2 Planning Applications considered

21/02730/CONVAR

The Woodshed 7 Park Mews Park Lane

Removal of condition 7 (visibility splays) and variation of condition 9 etc.

A plan of visibility splays had been submitted. This showed 2 existing trees that the Committee felt should not be removed if the Highways Authority felt they obstruct visibility. Otherwise the Committee stood by its earlier comments, that details of the original consent should be approved, breaches of condition resolved, and Condition 9 enforced by the removal of signs placed within the visibility splays.

22/00348/HOUSE

Chalmers Wildernesse Avenue Sevenoaks TN15 0EA

Replacement of existing double garage with new garage annex

The Committee noted that the proposal had been much reduced in scale and had no objection.

22/00367/FUL

Wildernesse Golf Club Park Lane Seal Sevenoaks TN15 0JE

Construction and installation of a water storage facility (reservoir) in order to more efficiently and effectively harvest rainwater and water from its borehole in order to reduce its reliance on mains water and safeguard against the effects of climate change that have an impact on the condition of the golf course.

The Committee concluded that the application did not rectify the shortcomings of a similar earlier application which had been refused. The location of the reservoir in part within woodland protected by a TPO had not been justified, and the plans submitted for approval did not show an area for new woodland as proposed by the Ecology report. There is no clear explanation of the claim for a biodiversity net gain of 22.31%, and no mention of how the water body could contribute. The plans do not adequately show the scale of the structure, which appears to be 3m to 4m above ground level, and its harm to the Green Belt and impact on the AONB need to be justified. The Parish Council did not previously object to the principle of water storage, but any consent should be subject to planning conditions which require approval of detailed plans and mitigation to make the proposal acceptable.

3 Sevenoaks Neighbourhood Plan

Noted.