

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 14th April 2022

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

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

22/00512/OUT

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) etc.

This item was on the full Council agenda, and there were no matters for further consideration by the Committee.

22/00766/HOUSE

One Tree Cottage Carters Hill Underriver Sevenoaks TN15 0SN

Part conversion of garage to gym and insertion of French casement doors into ground floor bay window.

The Committee had no objection to this proposal.

22/00772/HOUSE

Sakers Farm Stone Street Seal Sevenoaks TN15 0LJ

Demolition of existing conservatory, porch and hall; erection of single storey extensions; alterations to fenestration; swimming pool and plant room with associated landscaping works

The Committee noted the transition from two small cottages with outbuildings to a single dwelling, and the previous extensions to the building. It was agreed to question the applicant's assessment of the 50% 'allowance' given the evident increase in the size of the house and the new outbuildings at the site.

22/00777/HOUSE

The Woodshed 7 Park Mews Park Lane Godden Green Sevenoaks

Erection of a single storey side extension

The application appears to be identical to 21/00235/HOUSE which was withdrawn. The dwelling was permitted because 'very special circumstances' were felt to exist, and as such further extension should not be allowed. It was agreed to reiterate the comments on 21/00235/HOUSE.

3 Applications in which the Parish Council has not been consulted

22/00771/LDCPR

Sakers Farm Stone Street Seal Sevenoaks Kent TN15 0LJ
Demolition of existing store and erection of a porch

This application was noted as complementary to 22/00772/HOUSE above.

22/00842/DETAIL

Site of The Padwell Arms Stone Street Seal Kent TN15 0LQ
Details pursuant to condition 8 (external lighting) subject to 19/02923/FUL

The Committee felt the number of outside lights proposed on the two dwellings and their apparent simultaneous illumination on time-switches would be out of character with the rural area.

22/00883/LDCPR

Riverdale Cottage Mill Lane Underriver Sevenoaks Kent TN15 0SD
... and

22/00879/PAH

Riverdale Cottage Mill Lane Underriver Sevenoaks Kent TN15 0SD

The Committee had not previously seen a PAH application and the Chairman explained permitted development for an additional storey on a dwelling. The Committee wished to understand whether the two applications are alternatives or would both proceed, and whether the new outbuilding constituted 'primary living accommodation.' It was agreed to submit brief comments seeking clarification.