

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 28th March 2022

At the Pavilion, Seal Recreation Ground.

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

Apologies: Mr Bulleid, Mr Michaelides, Mr Tavare

22 members of the public attended for 22/00512/OUT, Sevenoaks Quarry.

1 Declaration of Conflict of Interest: Mr Boorman left the meeting for 22/00749/AGRNOT

2 Planning Applications considered

22/00512/OUT

Sevenoaks Quarry Bat and Ball Road Sevenoaks TN14 5SR

An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2) etc.

The Chairman took questions which the Committee and Councillor Thornton answered when they were able to do so. A note of the matters raised is attached. The points raised would be incorporated in the Parish Council's response to the application, which will be considered at the Council meeting on 14th April. Members of the public were encouraged to submit their own views on the application via the District Council's web site, by e-mail or in writing, and contact details were provided.

The Committee then considered the application. After discussion it agreed to recommend that the Parish Council maintains its stance to date, which is to press for measures and conditions required to make the proposal acceptable. The Chairman would ask Councillors to comment on the planning application by 4th April so that he can prepare a draft response for consideration by the Parish Council on 14th April.

A decision is needed on whether to discuss the application in Council or Planning Committee. Some members of the public had not seen the application plans on line, and consideration should be given to providing some visual material for the meeting.

The Committee identified the essential points for the Parish to be addressed in its response, notably:

- The Green Belt to the west of Seal must be retained, to cover the open part of the site.
- Without effective measures there is a risk to pedestrians and cyclist of serious injury or fatality on the Childsbridge Lane rail bridge. The proposed cycle route to Kemsing should therefore incorporate a new footbridge.
- Fig. 5.3 of the 'Design and Access Statement' gives the uses of the Childsbridge Lane car park, as 'Park and Stride' and 'local resident's parking'. The vehicle use of the entrance and car proposed must be strictly limited to prevent significant increase in traffic through Seal village.
- The long queues to join the A25 from Church Street at busy periods will increase in response to more traffic and a solution to the inefficient movements at this junction and Park Lane is required.

- Early improvement of Bat and Ball to reduce congestion on A25 overall.

The Committee felt that the application as it stands does not adequately protect the Green Belt to the west of Seal, nor ensure that traffic using the 'tertiary' entrance on Childsbridge Lane is strictly limited. There are questions about the long term ownership of the site as a whole, how the open space could be managed and protected, the future use of the barn, the size and control of the car park, and measures to ensure that the emergency vehicle access is solely for that purpose. In these matters the PC seek solutions in perpetuity, which may not be provided by planning conditions alone.

The Highways Authority must endorse the improvements proposed to Bat and Ball junction to ensure there is no increase in congestion, and a means should be sought to improve access onto A25 from Seal and Kemsing. It was noted that the application proposes access for construction traffic via Bat and Ball.

22/00698/HOUSE 1 Broadhoath Seal Sevenoaks TN15 0LX

Demolition of existing conservatory and construction of single storey rear extension with roof lantern etc.

A previous application to which the Parish Council did not object was refused. The committee had no objection to this amended application, subject as before to there being adequate parking on the site and retention of the boundary hedge as a screen.

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 TN15 0SL
Agricultural livestock building.

The Committee noted that a full planning application had been submitted for a hay barn on the property due to the mixed-use of the land, and felt that a full application would be right for the current proposal, which would be in full view in the Green Belt and AONB.

The Committee was concerned that the livestock building would have the same access as a recently permitted outdoor riding school on the adjacent land, and their entrances would be in close proximity. This could be unsafe for users of the school, who would include children and the disabled.

The views of the local authority's rural advisor should also be obtained on:

- Facilities for storing and handling manure, and the design of the building for cleaning and the collection of waste water for safe disposal.
- Whether natural lighting would be sufficient to 'remove the need for electric lighting' as suggested.
- Whether it would be necessary to accommodate all the livestock at the same time in a building of this size, taking into account their existing accommodation.

It was noted that 2 timber livestock buildings (or stables) constructed nearby in 2020 remain in place, but are not declared on the application.

4 Sevenoaks Neighbourhood Plan

The comments received from the Town Council were noted, and that a further draft would be considered by the Steering Group on 4th April.

Matters Raised in Questions from parishioners about 22/00512/OUT

Sevenoaks Quarry Bat and Ball Road Sevenoaks TN14 5SR

The points raised are itemised below as aspirations to be reflected in the Parish Council's response. Councillors' answers on matters of fact and information are not recorded.

Cycle and pedestrian routes should be provided to link with schools etc.

The access on Childsbridge Lane should not allow traffic to the housing.

A new school should be provided.

A new GP surgery should be provided.

The car park on Childsbridge Lane should be a small one. The management of the car park must ensure that it is not a major attraction for traffic from outside the Parish, that community users of the barn have assured access, and that overspill parking does not occur onto the road or nearby.

The whole of the A25 through Sevenoaks will become more congested, and the only access from Seal is by Church Street which is blocked at busy times. The A25 should be looked at as a whole, Bat and Ball junction improved, and a means found to allow traffic from Seal and Kemsing into Sevenoaks.

Construction traffic should not access the development across the site from Childsbridge Lane; a Management Plan is needed.

The site is low lying, and it should be demonstrated how waste water will reach the main sewer and ensure there is no local flooding or back-up.

The increase in traffic could result in more air pollution. The effectiveness of highways investment in reducing congestion must be assured.

New woodland should be created on the open space.

The local Scouts have had preliminary discussions with Tarmac about taking a lease on the converted barn on Childsbridge Lane. They would not need the whole building, and envisage renting-out or sub-letting the remainder. They require assured access to the car park and security of tenure, and ideally would to take possession within 2 years.

30.03.22