

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 5th May 2022

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

Present Mr Bulleid
Mr Haslam
Mr Martin (Chair)
Mr Michaelides
Councillor Thornton

Apologies: Mr Boorman, Mr Bourne

1 Declarations of Conflict of Interest: Mr Bulleid wished to be excluded from discussion of 22/01021/HOUSE which is for a close neighbour.

2 Planning Applications considered

22/00828/HOUSE Amended application and new consultation:

Valley House Carters Hill Underriver Sevenoaks TN15 0RY

Proposed single storey rear extension with roof light. Demolition of outbuildings. Changes to front porch; driveway and relocation of road access point. Associated landscaping.

The amendment to the Design and Access Statement is helpful, but the Parish Council's requests for a correct assessment of floorspace change to the original building, and a clear plan of the proposed access and excavation etc. should be confirmed in amended comments.

22/01021/HOUSE

Oaklands Maidstone Road Seal Sevenoaks TN15 0EH

Two storey front extension, single storey side and rear extension and associated external alterations. Provision of rear dormer to existing detached garage.

The applicant's case rests on an interpretation of policy that differs from the local plan, and the Committee agreed that because this has wider implications, the Officer should be asked to consider whether it is correct.

22/01058/FUL

2 Old Post Office Cottages Stone Street Seal Sevenoaks TN15 0LH

Erection of an agricultural building.

There was no objection subject to conditions to limit the use to agriculture and ensure the colour blends with the landscape.

22/01104/CONVAR

Outbuilding South of Godden Green House Park Lane Sevenoaks TN15 0JS

Removal of condition 4 (permitted development rights) of 19/02020/FUL

Consent for a new dwelling (19/02020/FUL) was granted because Very Special Circumstances were felt to overcome a Green Belt objection. Policy GB5 states that applications to extend such dwellings will not be permitted. Permitted development rights in this case could enable a substantial increase in the size of the dwelling, and the Committee felt the condition should remain.

3 Application on which the Parish Council has not been consulted

SE/22/01063/LDCPR

The Red House Bank Lane Sevenoaks TN15 OSD

Use of land to station a mobile home granny annexe for use incidental to the main dwelling

The Committee agreed to request that if a Certificate were issued it should be worded to reflect the specific circumstances of the application i.e. to provide accommodation incidental to the residential use of the dwelling for occupation by the applicant's parents.

4 Late Item

SE-22-00367-FUL Further information has been provided in response to comments on this application, and a new consultation conducted.

Wilderness Golf Club Park Lane Seal Sevenoaks TN15 OJE

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 agreed to submit amended comments, and to request that the location of the new woodland be clarified because the documents show different proposals.

TJM 13.05.22