

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 27th June 2022

At the Pavilion, Seal Recreation Ground, at 20.00

Present Mr Boorman
Mr Bourne
Mr Haslam
Mr Martin (Chair)
Mr Michaelides
Councillor Thornton
Mr and Mrs Williams attended as applicants for 22/01480/FUL, Longwood

Apologies: Mr Bulleid

1 Declarations of Conflict of Interest: None

2 Planning Applications considered

SE/22/01383/HOUSE

The Woodshed 7 Park Mews Park Lane Godden Green Sevenoaks TN15 0JS
Erection of a single storey side extension

The Committee agreed to submit an objection similar to that for the previous application (22/00777/HOUSE) for an extension, taking into account the reasons for that refusal.

22/01480/FUL

Longwood Carters Hill Underriver Sevenoaks TN15 0SN
Replacement dwelling and associated landscaping; demolition of existing dwelling. New garage.

The Committee inspected the plans for the proposal, notably the greater height of glazing on the south elevation, and noted that a replacement dwelling may be entitled to further extension in planning policy. It was agreed not to object subject planning conditions; notably to:

- define the 'original building' as that with a floor area of 407.4sqm
- specify the copper materials to be used on the walls, roof and elsewhere, to ensure that they will not be reflective, and will weather to an acceptable shade.
- specify the low emissivity/reflection glass on the southern elevation
- require approval of a landscape plan and ensure there will be no increase in the visibility of the dwelling from external views.
- require approval of an external lighting plan

22/01494/HOUSE

Orchard Cottage Carters Hill Underriver Sevenoaks Kent TN15 0RY
Replacement and enlargement of single storey extension to the front on a raised terrace. Double storey extension to the side of the building. New dormer windows added to north and south elevations. Single storey extension and new porch overhang to the rear. Facade updates and landscape alterations to suit.

The Committee agreed with the applicants that there are 'very special circumstances' to justify the further extension proposed.

22/01496/HOUSE

Lulworth School Lane Seal TN15 0BQ

Part single, part double storey rear extension, single storey side extension and first floor side / rear extension over garage.

The Committee had no objection.

22/01510/HOUSE

Ducks Grove Underriver House Road Underriver Sevenoaks TN15 0SJ
Extension of existing detached garage.

The Committee had no objection.

22/01512/HOUSE

19 Zambra Way Seal Sevenoaks TN15 0DJ
Demolition of existing single-storey side building. Erection of two-storey side extension. Alterations to roof.

The Committee had no objection.

22/01515/HOUSE

11 Childsbridge Way Seal Sevenoaks TN15 0DG
Single storey rear extension. First floor rear extension. Roof conversion to include rear dormer

The Committee had no objection.

22/01540/HOUSE

Peal Chase Ash Platt Road Seal Sevenoaks TN15 0AB
Two storey side extension with balcony to rear. Roof alteration.

The Committee had no objection.

22/01558/HOUSE

6 Meadowlands Seal Sevenoaks TN15 0DH
Proposed single storey rear extension in place of existing rear extension

The Committee had no objection.

22/01644/FUL Retrospective application

Chart Farm Shop Styants Bottom Road Seal TN15 0ES
Erection of a front shop extension. Siting of a mobile fish stall

The Committee had no objection but felt that a temporary consent for would be appropriate in view of the nature of the structure, and that the shop extension should be subject to a planning condition to specify that the use shall be as a farm shop.

3 Application on which the Parish Council has not been consulted

22/01611/NMA

Bucklers The Coppice Lower Bitchet Bitchet Green TN15 0NB
Non material amendment to 20/01844/FUL.

The Committee had no comments.

4 Sevenoaks Town Council - Neighbourhood Development Plan

The timetable proposed for the NDP was considered. Since there is no Parish Council meeting in August it was agreed to request the Council meeting of 14th July to delegate to the Planning Committee any response to SDC or an Examiner that may be required before the September meeting.

TJM 08.07.22