

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 25th July 2022

At the Pavilion, Seal Recreation Ground 20:00

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

Apologies: Councillor Thornton

1 Declarations of Conflict of Interest: None

2 Planning Applications considered

22/01819/HOUSE

Hollandhurst Underriver House Road Underriver Sevenoaks TN15 0SH

Conversion and extension of existing outbuilding for an annexe for ancillary residential use.

The Committee noted that the proposal is contrary to a planning condition for the existing garage which requires that it be kept available for such use at all times. An earlier application was refused as contrary to Policy GB3, and although this proposal is smaller the Committee remained concerned that it would create accommodation capable of independent access and use. A planning condition should be sought to ensure that the extended outbuilding would remain ancillary to the dwelling.

22/01613/FUL

Land South East of Holly Cottage Bitchet Green Road Fawke Common Underriver Kent

Proposed demolition of structures, removal of existing static caravan and replacement with new mobile home. Associated hard and soft landscaping including creation of parking.

The Committee felt that it should be demonstrated that the proposed unit would comply with the legal definition of a caravan, and that the works to create a flat and stable foundation do not constitute development. The Committee was also concerned that the replacement unit would have a footprint 3.4 times that existing, and would be a substantial dwelling in an isolated location in the Green Belt and AONB. Also, the red-line area extends onto Common land, which is an SSSI, and is shared by two footpaths.

The change to residential use should be limited to the footprint of a replacement mobile home, and occupation of the dwelling should be limited to a person responsible for maintaining the land and caring for the animals.

TJM 01.08.22