

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 26th September 2022

At the Pavilion, Seal Recreation Ground at 20:00

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

Apologies: Mr Martin, My Bulleid, Councillor Thornton

1 Declarations of Conflict of Interest None

2 Planning Applications considered

22/01480/FUL Amended application

Longwood Carters Hill Underriver Sevenoaks TN15 OSN

Replacement dwelling and associated landscaping; demolition of existing dwelling.

New garage. Revised Ecological Impact Assessment and amended plans showing revised garage design.

The Committee had no objection.

22/02111/HOUSE 6 Childsbridge Lane Seal Sevenoaks TN15 OBL

Car port for EV charging with access from middle lane

The Committee had no objection subject to satisfactory vehicle access.

22/02337/FUL

Land Surrounding The Stables Underriver House Road Underriver TN15 OSJ

Change of use from agricultural field to a private dog walking leisure & recreational facility.

The application was similar to an earlier application that had been refused, but without a building for shelter and storage. The Committee felt that the change of use would nevertheless harm the AONB and the openness of the Green Belt, and that many of the objections to the previous application remained valid.

22/02369/MMA Amendment to 21/00357/HOUSE

Hollandhurst Underriver House Road Underriver Sevenoaks Kent TN15 OSH

Amendments to windows sizes and annex roof

The Committee had no objection.

22/02379/HOUSE

Buttercup Cottage 5 Park Mews Park Lane Godden Green Sevenoaks TN15 OJS

Erection of a single storey side extension

The address of the property needed to be confirmed, given inconsistency with earlier applications. Retrospective consent was granted for this group of dwellings (21/02103/FUL) subject to a legal agreement that consents for extension of two units would not be implemented. This agreement provided 'Very Special Circumstances' to justify consent, and the Committee felt that a new consent for further extension would undermine that justification. Also, the 'original buildings' in this case

have been extended disproportionately to form 5 dwellings, and further extensions should not be permitted.

Late Items

22/02244/HOUSE

3 Back Lane Godden Green Sevenoaks TN15 0JH

Removal of existing conservatory. Construction of a single storey extension.

The Committee had no objection if the extension would not cause excessive overshadowing or detract from the amenity of neighbouring properties.

22/02315/HOUSE

The Gables 33 Church Street Seal Sevenoaks TN15 0AS

Removal of existing, non-compliant fence to boundary and replacement with white painted picket fence and planters on top of existing brick wall.

The Committee felt that in this location within the Conservation Area, fences should be in character with other properties, but that proposed would be higher and more closely boarded than its neighbour.