

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 13th October 2022

At the Pavilion, Seal Recreation Ground, after the Council Meeting at 19:30.

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 The minutes of the last meeting

The Council meeting of 13th October resolved that the Committee should in future agree its Minutes, which would subsequently be 'accepted' by Council. The Minutes previously circulated of the meeting on 26th September were agreed.

3 Planning Applications considered

SE/22/02151/FUL

Bluebell Farm Church Street Seal TN15 0BA

Resurfacing of driveway and car park, addition of 3 or 4 car parking spaces, traffic island reconfiguration of waste and recycling storage and additional cycle storage

Rebecca Stiansy attended for this item to explain the scope of the application and the residents' intention for a future application to change the number of spaces in the east and west car parks. The Committee had no objection to reconfiguration of the area for waste, recycling bins and cycle storage, nor to resurfacing the driveway. The application includes the relocation of one parking space from within the curtilage of Bramble Cottage to the West car park, and the Committee had no objection.

SE/22/02500/HOUSE

Hatch House Bridle Road Godden Green Sevenoaks TN15 0JR

Construction of open air swimming pool with associated landscaping. Demolition of existing garages and garden wall, construction of detached garage with associated landscaping and gates.

The Committee had no objection provided there would be no loss of pedestrian and vehicle access to the land that is part of Hatch Cottage.

SE/22/02519/HOUSE

1 Broadhoath Seal Sevenoaks TN15 0LX

Demolition of an existing conservatory and the construction of a single storey rear extension with roof lantern and the conversion of the existing attached garage to habitable accommodation with a new dormer window and a roof light.

The committee maintained its view of no objection provided vehicles will park off the road when the existing garage is converted, and subject to a condition to retain the hedge at its existing height.

22/02547/HOUSE

The Pottery Bluebell Farm Church Street Seal Sevenoaks
Erection of single storey side extension

The Committee was concerned that the design principles of the original conversion of the farm had been eroded by incremental extensions and other changes. However, a very similar proposal was granted by 18/03594/HOUSE, and a renewed consent should be subject to the same conditions on design, materials and lighting.

SE/22/02564/HOUSE

Broomsleigh Park Styants Bottom Road Seal Sevenoaks TN15 0ES
Erection of a single storey stable block with ancillary store and tack rooms, plus the construction of an associated sand school

The Committee noted that 21/00476/FUL for an equestrian barn and sand school on the same site had been refused because of harm to the Green Belt and AONB. The current application was retrospective, and the Committee accepted that the buildings have less mass and height than those refused. However, it was not clear to the Committee whether the existing buildings are acceptable, and it sought the opinion of Officers with the benefit of a site inspection. If the application were permitted, it should be subject to conditions that the buildings and school are for use by the occupier of the principal dwelling, and to require approval of a landscape scheme and outside lighting