

SEAL PARISH COUNCIL PLANNING COMMITTEE AGENDA 23rd January 2023

At the Pavilion, Seal Recreation Ground, at 19:30

Apologies

- 1 **Declarations of Conflict of Interest**
- 2 **To agree the Minutes of the meeting on 19th December previously circulated**
- 3 **Planning Applications for consideration**

22/02740/HOUSE Mr Martin 26th January

Land East of Sion Hill House Fawke Wood Road Underriver Sevenoaks TN15 OSP

Installation of a ground mounted 8.88 kWp Photovoltaic Array of 24 JA Solar modules etc.

[Installation of a ground mounted 8.88 kWp Photovoltaic Array of 24 JA Solar modules, mounted in two single rows on a GSE system in portrait mode. Installed in two rows of 12 panels, at an angle of inclination of 35 degrees](#)

22/03031/FUL Amended application Mr Martin 25th January

The Oast House Kettleshill Farm St Julian's Road Underriver TN15 ORX

Conversion and extension of Oast house to provide a family dwelling including provision of detached car port.

[Conversion and extension of Oast house to provide a family dwelling including provision of detached car port](#)

The plans have been amended to remove the proposed car port, and to show a public right of way and an area subject to access rights.

22/03240/FUL Amended application Mr Boorman 27th January

Ninth Sevenoaks Scout Group School Lane Seal Kent TN15 OBE

Replacement of redundant Scout Hut with a new build development of two detached houses.

[Replacement of redundant Scout Hut with a new build development of two detached houses](#)

The applicant has amended the plans following comments from the Conservation Officer. Both proposed dwellings have been reduced in height by 0.6m, and now measure 7.2m in height.

22/03253/HOUSE Mr Haslam 25th January

Foxglove Cottage 4 Park Mews Park Lane Godden Green Sevenoaks TN15 OJS

Erection of first floor side extension. Alterations to fenestration.

[Erection of first floor side extension. Alterations to fenestration.](#)

22/03254/HOUSE Mr Haslam 26th January

Primrose Cottage 3 Park Mews Park Lane Godden Green Sevenoaks TN15 OJS

Erection of single storey front and rear extensions

[Erection of single storey front and rear extensions](#)

22/03256/HOUSE Mr Haslam 3rd February

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

Erection of two storey side extension

[Erection of two storey side extension](#)

22/03429/MMA Mr Bourne 24th January

Amendment to 20/03762/FUL

The Old Farm Stone Street Seal Sevenoaks TN15 OLP

23/00010/HOUSE Mr Michaelides 2nd February
Wilderness Farm Park Lane Seal Sevenoaks TN15 0JD
Conversion of garage to habitable accommodation, Erection of a double garage.
[Conversion of garage to habitable accommodation, Erection of a double garage.](#)

Late Items

22/03272/FUL Mr Martin 8th February
St. Margaret's Church Carters Hill Underriver Kent TN15 0SB
Replacement storage shed to be provided to the rear of the churchyard
[Replacement storage shed to be provided to the rear of the churchyard](#)

23/00037/HOUSE Mr Martin 7th February
Underriver House Underriver House Road Underriver Sevenoaks Kent TN15 0SL
Renovation of main house and stables building including repairs to exterior stonework, repair and replace windows, and flat portion of roofs. New Orangery to East wing and new access stair to serve renovated basement from existing courtyard. New landscape proposals to courtyard and southern terraced area.
[Renovation of main house and stables building including repairs to exterior stonework, repair and replace windows, and flat portion of roofs. New Orangery to East wing and new access stair to serve renovated basement from existing courtyard. New landscape proposals to courtyard and southern terraced area.](#)

23/00038/LBCALT Mr Martin 7th February
Underriver House Underriver House Road Underriver Sevenoaks Kent TN15 0SL
Renovation of main house and stables building including repairs to exterior stonework, repair and replace windows, and flat portion of roofs etc. as above

4 Levelling-up and Regeneration Bill and Reforms to National Planning Policy

The Consultation can be found at:

<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

The Government has made this complicated. The consultation seeks views on the Government's proposed approach to updating the *National Planning Policy Framework*. It also seeks views on the proposed approach to preparing *National Development Management Policies*, how policy might support 'levelling up', and how national planning policy is currently accessed. A response to 58 questions is invited by 11.45pm on 2nd March 2023.

The main changes proposed to the *National Planning Policy Framework* would make clear that local planning authorities need not provide all the dwellings forecast by the Government's standard method if there are Green Belt or other policy constraints in their area, including the character of the area. An annotated version of the NPPF showing the changes proposed is attached to this agenda.

A fuller review of the Framework will be required in due course, and its content will depend on the Government's proposals for wider changes to the planning system, including the Levelling-up and Regeneration Bill. For example, policy for town centres and employment land uses urgently need to be updated post Brexit, COVID and changes to the Use Classes.

The Committee should consider if and when Seal Parish should respond.