

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 19th December 2022

At the Pavilion, Seal Recreation Ground, at 20:00.

Present Mr Boorman
Mr Bulleid
Mr Haslam
Mr Martin (Chair)
Mr Michaelides
Rebecca Stiasny

Apologies: Mr Bourne, Councillor Thornton

1 Declarations of Conflict of Interest: None

2 The minutes of the last meeting

The Minutes previously circulated of the meeting on 28th November were agreed.

3 Planning Applications considered

SE/22/03240/FUL

Ninth Sevenoaks Scout Group School Lane Seal TN15 OBE

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

Nicholas Roberts spoke for the Scout Group as applicants, and Mr P Coffey and a neighbour spoke for the Jubilee Rise Residents. The Committee had no objection to a dwelling on this site, but was concerned that the two dwellings proposed would have very limited private space, an access close to the junction of Jubilee Way with School Lane, and greater height than the neighbouring dwelling. Overall, a single dwelling would be preferred on the site, which is now within the Seal Conservation Area.

SE/22/03320/PAC

Land South West of Stone Street Farmhouse Stone Street Seal

Prior notification for a change of use from two agricultural buildings to a flexible use within Storage or Distribution (Class B8) and Commercial/Business/Service (Class E).

The Parish Council had not been consulted, but the existing planning conditions could be lost if the changes of use proceeded as permitted development. The Committee agreed to object to the increased traffic proposed over the bridleway, which is the sole access, and the risk of contamination from continued open storage at the site.

SE/22/03252/HOUSE

Plot West of 2, Park Mews, Park Lane, Godden Green, Sevenoaks TN15 OJS

Erection of two storey side extension.

The dwelling was recently formed by the subdivision of 2 Park Mews and the conversion/extension of the roof to habitable space (22/02199/FUL). Condition 4 prevents permitted development that could harm the openness of the Green Belt. The increase in size of the original buildings at the site as a result of progressive extension, sub-division and further extensions were apparent from a comparison of the footprint of 2 dwellings at the site in 2018 and the current application. The

Committee agreed to object to the application, which would increase the floorspace and mass of the dwelling and the building as a whole, and encroach further onto the surrounding open land.

4 Consultation on the Sevenoaks Local Plan - Plan 2040

Committee members would send further comments on the draft response previously circulated. The Chairman would remind all Councillors to consider the draft and provide comments in good time for submission by 11th January 2023.

5 Proposed 19:30 start for the Committee from January 2023

This matter would be finalised by consultation among Committee members