

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 28th November 2022

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

Present Mr Boorman
Mr Bourne
Mr Haslam
Mr Martin (Chair)
Mr Michaelides
Mrs Stiasny
Councillor Thornton

Apologies: Mr Bulleid

1 Declarations of Conflict of Interest: None

2 The minutes of the last meeting

The Minutes previously circulated of the meeting on 10th November were agreed.

3 Planning Applications considered

22/03013/CONVAR

Sevenoaks Preparatory School Park Lane Godden Green Sevenoaks TN15 0JU
Removal of condition 6 (existing changing block) of 16/01634/FUL to erect sports changing room pavilion, to enable retention and continued use of former changing room block for purposes ancillary to the operation of school.

Elizabeth Walsh, the Bursar at the school, and Mr Harrison the headmaster, attended for this item and explained the proposed function of the existing building as a safe haven for pupils at the beginning and end of the school day. The Committee agreed that there could now be 'very special circumstances' to remove Condition 6 because of amendments to the Permitted Development for schools, and the sustainability of re-using the existing building. The Planning Statement proposes the removal of permitted development rights for a new building, and consent should be subject to such a provision.

22/03031/FUL

The Oast House Kettlehill Farm St Julian's Road Underriver TN15 ORX
Conversion and extension of Oast house to provide a family dwelling including detached car port.

Victoria and James Lucas and James Barton attended for this item as neighbours. They explained the existing access rights across the application site to Kettlehill Farm and land to the north, and were concerned that the PROW's to the south of the site and within the site on the eastern boundary should not be obstructed. The Committee agreed that the principle of conversion to a dwelling should be accepted, but the arrangements for access and parking, and the location of the rights of way should be shown on a site plan. There were also concerns about the design of the extension, the fenestration and the position of the car port, which justified an objection in this sensitive location within the Green Belt and AONB.

22/00512/OUT Amended Application

Sevenoaks Quarry Bat and Ball Road Sevenoaks TN14 5SR
An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2), business, etc. ... with all matters reserved.

The Committee discussed the relocated primary vehicle route which, with the proposed principal pedestrian/cycle route and the emergency vehicle access, would form a direct route across the site. This raised concern that ultimately vehicle access to the housing could be sought from Childsbridge Lane using this alignment. Also, the main pedestrian/cycle paths on the site should connect as directly as practical to the nearby schools and other destinations, and the principal route would not do so. It was agreed to make these points in response to the consultation, and to confirm the Parish Council's previous comments of 15th April 2022.

22/02111/HOUSE Amended Application

6 Childsbridge Lane Seal Sevenoaks TN15 0BL
Car port for EV charging with access from Middle Lane

The Committee had no objection to the omission of the proposed fence, but wished to amplify the need for vehicle entry and exit to be achieved safely in the confined access.

22/02315/HOUSE Amended Application

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 had no objection to a fence of reduced height, but noted that a wall had existed here in the Conservation Area. The Conservation Officer's views should be requested.

22/02813/FUL Amended Application

First Floor Flat Rear of 21 High Street Seal TN15 0AN
Change of use from office to one bedroom flat
The Committee maintained its earlier response of 'no objection'.

22/02837/LBCALT Retrospective application

14 High Street Seal TN15 0AJ
Bi-folding doors and drainage to rear kitchen in annex to original building

This is a retrospective application in the Conservation Area and should be reviewed by the Conservation Officer. The Committee had no objection to the conversion of the rear extension, subject to no objection by neighbours.

22/02949/HOUSE

3 Cherry Tree Cottages Park Lane Godden Green Sevenoaks TN15 0JT
Two storey rear extension. Removal of existing garden store. Proposed outbuilding.
The Committee had no objection.

22/02950/HOUSE

4 Cherry Tree Cottages Park Lane Godden Green Sevenoaks TN15 0JT
Two storey rear extension. Removal of existing shed and garden room. Proposed replacement garden room.
The Committee had no objection.

22/02967/LDCPR

Hollandhurst Underriver House Road Underriver Sevenoaks TN15 0SH
Erection of a new detached double garage and associated landscape
The Parish Council had not been consulted, and since the application must be determined on the relevant criteria the Committee had no comments.

22/02970/HOUSE

Blakes Green Cottage Stone Street Seal Sevenoaks TN15 0LQ
Demolition of existing sheds and erection of 1 shed.

The Committee had no objection to the replacement shed. An error on the plans for the floor area of the existing sheds should be noted.

4 Consultation on the Sevenoaks Local Plan - Plan 2040

It was agreed that Planning Committee would consider a draft response on 19th December, to be sent to all Councillors for comments in time for the closing date of 11th January. The Chairman had noted the apparent absence of policies for the Green Belt and the Tarmac site, but would look more closely. Committee members would consider topics of their choice and offer comments to the Chairman.

TJM 01.12.22