

## SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 27th March 2023

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

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

**Apologies:** Mr Bulleid, Mrs Stiasny, Councillor Thornton

**1 Declarations of Conflict of Interest:** None

**2 To agree the Minutes of the meeting on 9th March previously circulated**

The Minutes previously circulated of the meeting on 9th March were agreed.

**3 Planning Applications considered**

**22/02740/HOUSE** Amended application

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

Development: Installation of a ground mounted 8.88KWp 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.

*Amended location of the development.*

The Committee had no objection.

**23/00582/MMA**

1 Broadhoath Seal Sevenoaks TN15 OLX

*Amendment to 22/02519/HOUSE. Minor adjustments to position of windows etc., and for consistency between plans and elevations.*

The Committee had no objection.

**23/00591/HOUSE**

St Margaret's Old School Carters Hill Underriver Sevenoaks TN15 OSB

Alterations to roof, fenestration, a new dormer and the introduction of Juliette balconies to rear.

Alterations of the patio area and landscaping. Internal works.

The Committee had no objection.

**23/00618/LBCALT**

Kettleshill Farm St Julian's Road Underriver Sevenoaks TN15 ORX

Replacement of existing windows, with slim-line timber framed double glazed units. Internal alterations including installation of underfloor heating. Single storey sunroom to rear.

The Committee had no objection.

**23/00723/HOUSE**

Broomsleigh Farm Watery Lane Seal Sevenoaks TN15 OER

Installation of 2 heat pumps

The Committee had no objection.

### **23/00722/HOUSE**

Oakenshaw Copse Bank Seal Sevenoaks Kent TN15 0DE

Demolition of woodland trees, garden landscape, erection of retaining walls in garden along with extension of existing drop kerb and wide entrance door to the side. New gate next to garage.

The Committee had no objection to the changes to the access but noted that a previous application to remove trees that are subject to a TPO had been refused. The current application does not provide evidence of the condition of individual trees and the need to remove them, nor a scheme to compensate for any loss. The character of the boundary on Childsbridge Lane would be lost, and the proposed boundary wall appeared to encroach on the pavement at the junction.

## **4 Application on which the Parish Council had not been consulted**

### **23/00811/PAC**

Land South West of Stone Street Farmhouse Stone Street Seal

Prior notification for a change of use from two agricultural buildings to flexible use within Storage or Distribution (Class B8), and Commercial/Business/Service (Class E). This application is made under Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015.

An application for office use of the washroom had been refused, and the Committee questioned whether the PAC application was correctly made. An earlier similar application had been withdrawn, and the Committee felt that its comments should be repeated. The traffic assessment suggests that daily traffic generated could increase from 15 vehicles for the permitted B8 use to 80 vehicles for the proposed uses. The Committee felt this would be unacceptable because the sole vehicle access is along a bridleway. Measures suggested such as speed bumps and signs to control vehicle speed would harm the character of the AONB and the openness of the Green Belt, and do not overcome the traffic objections. Waste disposal and open storage continue on the site, contrary to planning condition 3 of the consent for B8 use, and the Committee felt that if the proposals proceed as permitted development the planning condition would not apply.