

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 9th March 2023

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

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

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

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

2 **To agree the Minutes of the meeting on 27th February previously circulated**

The Minutes previously circulated of the meeting on 27th February were agreed with one correction.

3 **Planning Applications considered**

22/00512/OUT Amended application. 3rd consultation
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) etc.

Additional information relating to the assessment of transport impacts, impacts on the Area of Outstanding Natural Beauty and the strategy for biodiversity mitigation and enhancements. No change to development.

The Committee was not confident that the highway measures proposed would be adequate, and the Parish Council should continue to seek a strategy for the A25 as whole in north Sevenoaks. It welcomed KCC's requirement that no more than 150 dwellings should be occupied before completion of the Bat and Ball Junction.

The Committee saw no logic to the proposal for a new bridge on footpath SR76, which is not the direct route between the development and Kemsing. A light foot/cycle bridge alongside the Childsbridge Lane rail bridge would have much greater benefit.

The Committee noted that works to safely connect the site to schools at Wilderness and beyond (*Sevenoaks Urban Area Local Cycling and Walking Infrastructure Plan Route 6*) need to be co-ordinated with the planning application.

There was concern that funds for the works and services required would be insufficient, and the Parish Council should urge KCC, the District and Town Council to focus on the highway and education measures necessary to make the scheme acceptable.

23/00325/HOUSE

Larchwood Woodland Rise Sevenoaks TN15 0HY
Enlarge existing rear orangery

The Committee had no objection.

23/00388/CONVAR

The Old Farm Stone Street Seal Sevenoaks TN15 0LP

Variation of conditions 2 (drawings) and 4 (materials) of 20/03762/FUL for single storey extensions to existing dwelling, with alterations to fenestration. Inner courtyard landscaping and outdoor terrace. Conversion of outbuilding to habitable space and raising of the ridge height etc.

Numerous plans had been submitted but the changes from previous consents and applications were unclear. The Committee agreed to make a holding objection and to request that officers assess whether the increased scale would be proportionate to the original building, and the design and materials sympathetic to the listed building.

23/00444/HOUSE Rooks Hill House Rooks Hill Underriver Sevenoaks TN15 0NG

Installation of 72 ground mounted solar PV panels for domestic use.

The Committee had no objection in principle to the installation of solar panels but was concerned that they would be very visible from lower ground to the detriment of the AONB landscape and the Green Belt, especially if light were reflected from the surfaces.