

## **SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 24th April 2023**

At the Pavilion, Seal Recreation Ground 19:30.

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

**Apologies:**        Mr Boorman

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

**2        To agree the Minutes of the meeting on 13th April previously circulated**

The draft Minutes previously circulated of the meeting on 13th April were agreed with a correction to the date of the meeting.

**3        Planning Applications considered**

### **23/00718/HOUSE**

Broomsleigh Farm Watery Lane Seal Sevenoaks TN15 0ER  
Addition of 21 solar panels to roof of outbuilding

The Committee had no objection to the application.

### **23/00754/FUL**

Land West of Orchard Cottage Maidstone Road Seal Sevenoaks TN15 0HA  
Subdivision of land. Construction of dwelling and detached double garage with store and solar panels. Use and adaptation of existing vehicle access from Pillar Box Lane.

The Committee felt the proposal could not be justified as development of previously developed land given there are no buildings on the site, nor as infill because of the considerable distance between Orchard Cottage and dwellings on Pillar Box Lane. It was therefore felt to be contrary to Green Belt and AONB policies.

### **23/00915/CONVAR**

Land South East of Broadhoath Wood Rooks Hill Underriver  
Removal of condition 6 (no fencing or other means of enclosure) of 21/00106/FUL for Sand school, parking area and tree planting.

The consent was for a large, isolated development on an open site in the Green Belt which has views to the surrounding AONB, and the Highways authority requires that access visibility should be maintained. The Committee concluded that Condition 6 should be retained to ensure that the height, design, materials, and location of fences and gates minimise the loss of openness in the Green Belt and maintain the character of the AONB, while meeting Highways and other safety requirements. The Committee understood that spoil from excavation of the school remains by the site, and felt that Conditions 2 and 12 should also be complied with if the works required by them have not been completed.

**23/00945/HOUSE**

2 Five Went Ways Cottages Bitchet Green Road Stone Street Seal

Demolition of existing garage and construction of replacement garage. Demolition of existing single storey element and construction of two storey side extension. Associated landscaping alterations, including adjusted entrance crossover position. Roof-light. Balustrade. Alterations to fenestration.

The Committee had no objection to the extension, but noted that the new garage would be less than 5m from the extension and sought confirmation that the proposal would not exceed 50%. It was also concerned that the garage would be adjacent to a garden building proposed by application 23/00848/LDCPR, and that together they would form a very large structure.

**23/00959/HOUSE**

9 Childsbridge Way Seal Sevenoaks TN15 0DG

2 storey side extension, first floor rear extension, loft conversion in to habitable space, side and rear facing dormers with rooflights and alterations to fenestration. Revised pitched roof. New Porch.

The Parish Council had expressed concern that the roof of refused application 22/03380/HOUSE would dominate dwellings to the south. The Committee felt that the revised design of the current application did not overcome that concern.