

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 13th April 2023

At the Pavilion, Seal Recreation Ground, following the Council meeting.

Present Mr Boorman
Mr Bourne
Mr Bulleid
Mr Haslam
Mr Martin (Chair)
Mr Michaelides
Mrs Stiasny
A parishioner attended for the applications at Wildwood.

Apologies: Councillor Thornton

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

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

The Minutes previously circulated of the meeting on 27th March were agreed.

3 **Planning Applications considered**

SE/23/00786/HOUSE

Site of Former Greenhouse at Wildwood Maidstone Road Seal TN15 0EH
Erection of single storey extension to existing dwelling.

A new dwelling was granted by 21/02991/FUL to replace a greenhouse in the garden of Wildwood. The Committee felt that Planning Condition 3 is unequivocal, that "*No extensions or enlargements shall be made to the dwelling hereby approved*", and that the dwelling nearing completion has a much greater impact on the Green Belt and AONB than the former greenhouse. Together with application 23/00787/HOUSE to erect a detached garage, the proposal would effectively double the urban form on the site, and in this instance the combined impact of the extension and outbuilding is additional reason for objection.

23/00787/HOUSE

Site of Former Greenhouse at Wildwood Maidstone Road Seal TN15 0EH
Erection of detached garage to match existing dwelling (Siberian larch cladding and green sedum roof).

The Committee concluded that the grounds for objection to 23/00786/HOUSE above, also apply to this application.

23/00812/FUL

Land West of The Old Farm Stone Street Seal
Change of use of land from agriculture to equestrian. Erection of stables.

The Committee concluded that a substantial isolated building in this location would not preserve the openness of the Green Belt, nor conserve and enhance the AONB, and that decisions on similar proposals in the Parish support this view. Also, the sole vehicle access for this and other commercial proposals is along a bridleway, and the cumulative traffic would conflict with its use by pedestrians,

cyclists and horse riders, contrary to para.120 of the NPPF. No details are provided of fencing, the location of manure bins etc. and they should be established before a decision is made.

4 Applications on which the Parish Council had not been consulted

SE/23/00848/LDCPR

2 Five Went Ways Cottages Bitchet Green Road Stone Street Seal TN15 0LR

Demolition of existing single storey element and construction of single storey rear extension.

Construction of detached garden outbuilding. Construction of porch to front door. Associated landscaping works.

The Committee had no comments on this application.

23/00935/PAE

36 Robinwood Drive Seal Sevenoaks Kent TN15 0TA

Prior notification of a single storey rear extension which extends 3.5m beyond the rear wall of the original dwelling house with a maximum height of 3.5m and eaves height of 2.25m

The Committee had no comments on this application.