

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 26th June 2023

At the Pavilion, Seal Recreation Ground.

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

Apologies: Mr Bulleid, Mr Bourne

1. Declarations of Conflict of Interest:

Mrs Stiasny declared a conflict of interest for planning application 23/00700/HOUSE (West Barn, Bluebell Farm, Church St, Seal, TN15 0AR). It was agreed Mrs Stiasny would answer PC questions in relation to the application, then recuse herself during the PC's consideration of this application.

2. To agree the Minutes of the meeting on 8th June 2023 previously circulated

The Minutes were agreed.

3. The committee appointed Mr Michaelides temporary chairman of the meeting for the duration of the discussion regarding planning application 23/00700/HOUSE

4. Planning Applications considered

Address	Application no	Details	PC Response
West Barn Bluebell Farm Church Street Seal Sevenoaks Kent	23/ 00700/HOUSE	Erection of new car port	The Committee agreed to respond as follows: The Parish Council has no objection in principle to this application but we note that if the open area of the car port is included, the footprint of the car port would exceed 40m ² . We would ask the officer to confirm that this would not constitute a breach of policy GB3.

(Mrs Stiasny was reinstated as chairman of the meeting)

<p>Chart Farm Styants Bottom Road Seal Kent TN15 0ES</p>	<p>SE/23/01492/PAC</p>	<p>Prior notification for installation, alteration or replacement of the solar photovoltaics (PV) equipment on the roof on the non-domestic buildings. This application is made under Class J of The Town and Country Planning (General Permitted Development) (England) Order 2015.</p>	<p>Committee decided no response required</p>
<p>Land East Of Orchard Cottage Fawke Wood Road Underriver Sevenoaks Kent TN15 OSP</p>	<p>Various : SE/23/01538/DETAIL SE/23/01575/DETAIL SE/23/01576/DETAIL SE/23/01577/DETAIL SE/23/01578/DETAIL SE/23/01579/DETAIL</p>	<p>Details pursuant to condition 2 (proposed soakaway and sewerage treatment plant, including re-siting of the soakaway and sewerage treatment plant) of 22/02674/FUL.</p> <p>Details pursuant to condition 2 (Arboricultural Method Statement and Tree Protection Plan) of 22/02674/FUL.</p> <p>Details pursuant to condition 4 (hard and soft landscaping) of 22/02674/FUL.</p> <p>Details pursuant to condition 5 (control of noise, vibration and dust) of 22/02674/FUL.</p> <p>Details pursuant to condition 6 (asbestos) of 22/02674/FUL.</p> <p>Details pursuant to condition 8 (ecological enhancements) of 22/02674/FUL.</p>	<p>The committee agreed a response was only required for SE/23/01576/DETAIL.</p> <p>It was agreed SPC would request that, providing the planning officer is satisfied there is sufficient privacy screening between the new property and its neighbour to the east (Rowan Tree Cottage), that consideration is given to how the screening also ensures lighting is not intrusive on either property.</p>
<p>Underriver House Underriver</p>	<p>Various:</p>	<p>Structural strengthening works to Main House</p>	<p>The committee agreed a response was only required for 23/01529/HOUSE</p>

<p>House Road Underriver Sevenoaks Kent TN15 OSL</p>	<p>23/01522/LBCALT 23/01529/HOUSE SE/23/01547/DETAIL SE/23/01622/DETAIL SE/23/01624/DETAIL SE/23/01625/DETAIL SE/23/01626/DETAIL</p>	<p>and</p> <p>Demolition of modern greenhouse and timber sheds to East of existing stable block and replacement with new Gym outbuilding. New landscape proposals around Gym including paved terrace to the east.</p> <p>and</p> <p>Details pursuant to condition 4 (air source heat pump) of 23/00037/HOUSE</p> <p>and</p> <p>Details pursuant to condition 4 (window and fire door details) of 23/00038/LBCALT</p> <p>And</p> <p>Details pursuant to condition 3 (internal materials/fixtures) of 23/00038/LBCALT</p> <p>And</p> <p>Details pursuant to condition 5 (orangery details) of 23/00038/LBCALT</p> <p>And</p> <p>Details pursuant to condition 6 (external materials) of 23/00038/LBCALT</p>	<p>SPC requests that consideration is given to conditions ensuring external lighting is in accordance with the Bat Conservation Trust's Bats and Lighting in the UK Guidance. And also in relation to the concept of amenity as described in policy EN2 Amenity Protection in the Sevenoaks ADMP, and in more detail in Policy EN6 Outdoor Lighting in the Sevenoaks ADMP.</p>
<p>Oaklands Maidstone Road Seal Sevenoaks</p>	<p>23/01588/MMA</p>	<p>Amendment to 22/01021/HOUSE</p>	<p>It was agreed the committee would ask SDC to consider the overall impact of the increased number of</p>

Kent TN15 OEH			<p>windows in the new design: SPC has concerns about the overall increased fenestration included in this latest proposal, particularly in regards to the visual impact of lighting created in this prominent location which is visible across the North Downs and towards the village of Seal.</p> <p>SPC cites Policy EN5 in the Sevenoaks ADMP which seeks to provide 'The Kent Downs and High Weald Areas of AONB and their settings the highest status of protection in relation to landscape and scenic beauty.'</p> <p>And, 185(c) of the NPPF which states consideration should be given to 'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'</p>
3 Church Road Seal Sevenoaks Kent TN15 OAU	23/01557/LBCALT and 23/01556/HOUSE	Front elevation window replacement.	The committee agreed it had no objections to the application 23/01556/HOUSE.
Unit 9 Chart Farm Styants Bottom Road Seal Kent TN15 OES	23/01550/FUL	Erection of additional WC's to serve existing business.	SPC agrees in principle but requests that the planning officer checks the relevant building regulations governing the provision of inclusive WC facilities (disabled etc) to apply any relevant policies relating to places of work.

5. The committee also discussed planning appeal 23/00003/RFPLN (The Stables, Underriver House Road, Underriver, Kent, TN15 0SJ). It was agreed a further objection would be submitted reiterating the points made when the matter was

originally considered. In addition the committee discussed a tree felling application 23/01596/WTPO (Silver Birches, Childsbridge Way, Seal, Kent) and agreed there were no objections.

RS 26.06.23