

## SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 21<sup>st</sup> August 2023

At Seal Recreation Ground.

**Present** Mr Boorman  
Mr Haslam  
Mrs Stiasny (chairman)

**Apologies:** Councillor Thornton  
Councillor Hogarth  
Mr Michaelides  
Mr Bulleid  
Mr Bourne

### 1 Declarations of Conflict of Interest:

Mrs Stiasny informed the meeting that application 23/02137/FUL is for land adjacent to land owned by a company of which she is a director.

### 2 To agree the Minutes of the meeting on 21<sup>st</sup> August previously circulated

The Minutes were agreed.

### 3 Planning Applications considered

Address	Application no	Details	SPC Response
The Pottery Bluebell Farm Church Street Seal Sevenoaks Kent	23/02137/FUL	Proposed two parking spaces	No objections in principle as long as the overall parking design for the development is considered if relevant. Plus, a query about how this affects a previous planning application 22/03330/HOUSE
Briar Cottage 2 School Lane Seal Sevenoaks Kent TN15 OBE	SE/23/02112/HOUSE	Two proposed parking spaces with dropped kerb.	SPC acknowledges the importance of vehicle parking provision but has concerns regarding two elements (i) the impact of removing

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			<p>the soft landscaping and (ii) safety.</p> <p>Policy EN1 ADMP regarding design principles states that any development should not result in the loss of green infrastructure that would have an unacceptable impact on the character of the area. This property is one of a row of attractive cottages each with a small garden fronting the road, and which together form an integral and important part of the soft landscaping for this area. Removal of this to create two parking spaces which will dominate the front garden of the property will be detrimental.</p> <p>Given the situation of the parking spaces so close to the junction with the A25 there are also safety considerations relating to the close proximity of cars turning into the road from the A25 and cars reversing out of the proposed parking spaces.</p>

Address	Application no	Details	SPC Response
3 Church Road Seal Sevenoaks Kent TN15 0AU	23/01556/HOUSE	Front elevation window replacement.	SPC defers to the opinion and consideration of the Conservation Officer regarding this application.
9 Childsbridge Farm Place, Seal, Kent, TN15 OFR	23/01949/HOUSE	Loft conversion into habitable space over car port, including external  staircase from car port. Part First floor rear extension. Rooflights.	Having considered the application the committee decided it has no objections.
Forge Cottage, Lane Seal Sevenoaks Kent TN15 0EU	23/02255/HOUSE	Covert existing car port into a habitable space with single storey rear  extension, alterations to fenestration and landscaping.	SPC has no objections on the understanding that the work undertaken would meet the requirements of Policy EN1 (Design Principles) from the ADMP, relating to materials used and consideration of the surrounding area.
Highlands Maidstone Road Seal Sevenoaks Kent TN15 0EH	23/02221/HOUSE	Two storey side extension, single storey front entrance porch, alteration to existing first floor roof pitch and installation of 3 x dormer windows with associated external and internal alterations. Conversion of existing garage to living	No objections

Address	Application no	Details	SPC Response
		accommodation. Provision of first floor balcony to south elevation and hipped roof to bay window. Demolition of existing outbuildings	

#### 4 Proposed footpath diversions

SR156 was discussed and it was agreed Mr Haslam would contact PROW officer at KCC to discuss how the proposed diversion would be affected during wetter weather in the winter months.

SR159 was discussed and it was agreed a contingent from SPC would attend a meeting with PROW officer and the owner of the land on either 14<sup>th</sup> or 28<sup>th</sup> September, as proposed.

#### 5 KCC Local Transport Plan

It was agreed Mrs Stiasny and Mr Haslam would work together to submit a response online from SPC.

RS 12.09.23