

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 12th October 2023

7.30pm at Seal Recreation Ground

- Present** Mr Boorman
Mr Haslam (elected chairman of the meeting in Mrs Stiasny's absence)
Mr Bourne
- Apologies:** Councillor Thornton
Councillor Hogarth
Mr Michaelides
Mr Bulleid
Mrs Stiasny

1 Election of chairman for the meeting

Mr Haslam was elected chairman for the purposes of the meeting in Mrs Stiasny's unexpected absence.

2 Declarations of interest

Mr Boorman declared an interest in 23/02603/FUL. It was agreed Mr Boorman would recuse himself by leaving the meeting when the discussion on this application took place.

3 To agree the Minutes of the meeting on 14th September previously circulated

The Minutes were agreed.

4 Planning Applications considered

All of the applications considered at this meeting had been received after the agenda was published.

Address	Application no	Agreed SPC response
Bowshots Carters Hill Underriver Sevenoaks Kent TN15 OSD	23/02326/HOUSE And 23/02307/HOUSE	No objections were raised.
Land South West Of Stone Street	02683/LDCPR	The committee ratified the response discussed at the last meeting.

Address	Application no	Agreed SPC response
Farmhouse Stone Street Seal Kent	23/02703/DETAIL 23/02717/DETAIL	
Land SW Of Stone Street Farmhouse Stone Street Seal Sevenoaks Kent TN15 OLP	23/02786/FUL	<p>SPC objects to this application to build stables of 79.4sqm because it is excessive for the size of the field in which it is to be situated.</p> <p>The application form erroneously states the field is 4 hectares. The size of the field is actually c. 1 hectare.</p> <p>The Department for Environment Food and Rural Affairs Code of Practice for the Welfare of Horses etc (which was also quoted by the applicant in the Design Statement) suggests a minimum of 0.5 to 1 hectare pasture should be provided per horse. This is echoed in the British Horse Association guidance.</p> <p>On this basis the 1 hectare field referenced in this application can accommodate a maximum of one horse (potentially two if the horses are both small).</p> <p>The Department for Environment Food and Rural Affairs Code of Practice for the Welfare of Horses also states that one horse requires 3.65m x 3.65m stabling, with each additional horse needing a further 1.5m x 3.65m stabling. This is also reflected in the advice given by the British Horse Association.</p> <p>On this basis the 79.4sqm stabling in this planning application would provide accommodation for 12 horses in a field which can only support one horse.</p> <p>Policy LT2 – Equestrian Development (ADMP) part (b) states <i>‘for proposals that involve new facilities for keeping of horses, <u>sufficient grazing land</u> and off-road riding areas would be available and would not harm the amenities of surrounding residents.’</i> On this basis any proposed stabling should be commensurate with the size of the field. At this site where the field can only support one horse, this would mean stabling for only one</p>

Address	Application no	Agreed SPC response
		<p>horse. As per the BHA and Govt guidance quoted this stabling would need to be 3.65m x 3.65m (13.3sqm) in size. Clearly this is significantly smaller than the proposed 79.4sqm building.</p> <p>Policy LT2 – Equestrian Development (ADMP) part (a) states '<i>buildings would be <u>appropriate in scale to their setting</u> and would be closely related to existing farm buildings or other groups of buildings that are well screened from public view.</i>' On this basis the stables should not be too large for the field in which they are situated.</p> <p>Policy LT2 – Equestrian Development also states '<i>Where stables or associated equestrian buildings are proposed they should be designed and constructed in materials appropriate to a rural area <u>and should not be of a size and degree of permanence that they could be adapted for other use in the future.</u></i>' On this basis the application for 79.4sqm stabling, which is vastly excessive in size for the use it can be put to, would clearly not be designed according to this provision.</p> <p>SPC also requests that the ownership of the land land indicated in the planning application is clarified.</p>
<p>Field Adj To Chart Farm House Styants Bottom Road Seal Kent TN15 OES</p>	<p>23/02757/FUL</p>	<p>It is not clear from the diagrams provided by the applicant where the location of the sheds is within the field. It is not possible for SPC to support this application in the absence of this information.</p>

[Mr Boorman exited the meeting.]

<p>Land South East Of Broadhoath Wood Rooks Hill Underriver Kent</p>	<p>23/02603/FUL</p>	<p>No objections were raised</p>
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