

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 23rd January 2023

At the Pavilion, Seal Recreation Ground, at 20:00.

Present Mr Boorman
Mr Bourne,
Mr Martin (Chair)
Mr Michaelides
Councillor Thornton

Apologies: Mr Bulleid, Mr Haslam, Mrs Stiasny

1 Declarations of Conflict of Interest: None

2 The minutes of the last meeting

The Minutes previously circulated of the meeting on 12th January 2023 were agreed.

3 Planning Applications considered

22/02740/HOUSE

Land East of Sion Hill House Fawke Wood Road Underriver Sevenoaks TN15 OSP
Installation of a ground mounted 8.88 kWp Photovoltaic Array of 24 JA Solar modules etc.

The Committee had no objection in principle to the application but noted that the position of the array differs in the plans submitted, and questioned its location in the shade of trees that would need to be felled.

22/03031/FUL Amended application

The Oast House Kettlehill Farm St Julian's Road Underriver TN15 ORX
Conversion and extension of Oast house to provide a family dwelling including provision of detached car port.

Mr Thornton and Mr Houghton attended for this item. The plans had been amended to remove the proposed car port, and to show a public right of way and an area subject to access rights. The Committee agreed to update its response in the light of the amended plan and information provided by consultees and neighbours. The loss of the carport was welcomed, but concerns with the design of the extension and the number and design of the windows were not addressed. The objections to potential obstruction of the Public Rights of Way and access rights could now be clarified. Additional conditions should be requested for withdrawal of relevant permitted development rights and a Construction Management Plan.

22/03240/FUL Amended application

Ninth Sevenoaks Scout Group School Lane Seal Kent TN15 OBE
Replacement of redundant Scout Hut with a new build development of two detached houses.

Both proposed dwellings had been reduced in height by 0.6m. The Committee agreed to amend its response, and omit reference to the dwellings being higher than their neighbour.

22/03253/HOUSE

Foxglove Cottage 4 Park Mews Park Lane Godden Green Sevenoaks TN15 OJS

Erection of first floor side extension. Alterations to fenestration.

This application is for the dwelling shown as Honeypot Cottage in the S106 Agreement attached to consent 21/02103/FUL, and the Committee felt the application was therefore invalid. In that Agreement, the owner undertakes not to implement consent 19/01362/HOUSE for a 2 storey extension. The current application would replace an existing single storey extension with a 2 storey building of substantially greater mass, and would defeat the purpose of the Agreement. The Committee felt that this was cause for objection. The Local Planning Authority should also consider the cumulative impact of development at this site, including 3 applications yet to be determined. The potential floorspace would be 270% of the original cottages, and the incremental spread of development should be curtailed.

22/03254/HOUSE

Primrose Cottage 3 Park Mews Park Lane Godden Green Sevenoaks TN15 0JS

Erection of single storey front and rear extensions

In the S106 Agreement attached to Planning consent 21/02103/FUL the owner undertakes not to implement consent 19/01490/HOUSE for a single storey extension. The current application is for two extensions with a greater combined area and volume, and would defeat the purpose of the Agreement. The Committee felt that this was cause for objection. The Local Planning Authority should also consider the cumulative impact of development at this site, including 3 applications yet to be determined. The potential floorspace would be 270% of the original cottages, and the incremental spread of development should be curtailed.

22/03256/HOUSE

Buttercup Cottage 5 Park Mews Park Lane Godden Green Sevenoaks TN15 0JS

Erection of two storey side extension

Buttercup Cottage was made lawful by permission 21/02103/FUL and a single storey extension was then permitted by 22/02379/HOUSE, despite the Parish Council's Green Belt objection. The two storey extension now proposed in its place would have additional mass and volume, and the Committee felt that this was cause for objection. The Local Planning Authority should also consider the cumulative impact of development at this site, including 3 applications yet to be determined. The potential floorspace would be 270% of the original cottages, and the incremental spread of development should be curtailed.

22/03429/MMA Amendment to 20/03762/FUL

The Old Farm Stone Street Seal Sevenoaks TN15 0LP

The committee had no objection to a higher ridge height and other amendments.

23/00010/HOUSE

Wilderness Farm Park Lane Seal Sevenoaks TN15 0JD

Conversion of garage to habitable accommodation, Erection of a double garage.

The committee had no objection subject to approval of a plan to show the access and turning area for the new garage and its location in relation to the neighbouring dwelling, and a condition to ensure that the annex is ancillary to the dwelling.

22/03272/FUL

St. Margaret's Church Carters Hill Underriver Kent TN15 0SB

Replacement storage shed to be provided to the rear of the churchyard

The committee had no objection.

23/00037/HOUSE

Underriver House Underriver House Road Underriver Sevenoaks Kent TN15 0SL

Renovation of main house and stables building including repairs to exterior stonework, repair and replace windows, and flat portion of roofs. New Orangery to East wing and new access stair to serve renovated basement from existing courtyard. New landscape proposals to courtyard and southern terraced area.

The committee had no objection in principle subject to the Conservation Officer's views, particularly on the loss of the bow window and the roof lantern to the Billiard room. Planning conditions should be requested to ensure that the converted outbuildings remain ancillary to the main house, and to control outside lighting. The Flood Risk Assessment does not mention drainage from the site onto the road, and a condition or approved drawing to re-instate the ditch on the western boundary should be requested.

23/00038/LBCALT

Underriver House Underriver House Road Underriver Sevenoaks Kent TN15 0SL

Renovation of main house and stables building including repairs to exterior stonework, repair and replace windows, and flat portion of roofs etc. as above

The committee had no objection in principle subject to the Conservation Officer's views, particularly on the loss of the bow window and the roof lantern to the Billiard room.

4 Levelling-up and Regeneration Bill and Reforms to National Planning Policy

The Committee agreed to consider a draft response to the consultation at a February meeting, and that it should welcome the clarification that local planning authorities need not provide all the dwellings forecast by the Government's standard method if there are strong Green Belt or other policy constraints in their area.