

## SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 22<sup>nd</sup> July 2024

Attendees: Mr Michaelides , Mr Boorman, Mrs Stiasny (chair), Mr Ratcliffe, Mr Bulleid, Mr Kay, Mr Bourne and Mr Haslam

### 1 Apologies

There were no apologies.

### 2 Declarations of Conflict of Interest

There were no declarations of any conflicts of interest.

### 3 There were no minutes to agree from the previous meeting which was cancelled.

### 4 Planning applications considered:

Address	Application	Details	Area
The Snail Stone Street Seal Kent TN15 0LT	24/01795/FUL.	Non-material amendment to 20/02509/FUL	SPC has no objection subject to policies EN6 of the ADMP (policy for lighting that affects the outdoor environment) being considered in relation to the four new rooflights in the kitchen. Specifically (b) mitigation of impact on the night sky through screening (eg blinds) and (e) impact on wildlife.
Land South Of 10 To 12C High Street Seal Kent TN15 0AJ	24/01571/FUL	Erection of a detached dwelling with associated parking, amenity, and landscaping.	<p>This site has a wide planning history in recent years. It is within a National Landscape, the Green Belt, Seal Conservation, on the edge of the Wildernesse Conservation Area, and directly neighbouring a Grade II listed building. There are several TPOs on the site.</p> <p>An application (ref: 22/00095) for a three bedroom house was granted. This approved new build itself followed a planning application for a four bedroom house which was refused on appeal on the basis of ecological impact concerns. The officer noted at the time that the proposed three bedroom house:</p> <p>“... is considered as limited village infill and is acceptable on Green Belt terms, and with respect to the setting and character of the AONB.”</p>

			<p>Having secured permission for a three bedroom house a new application for a four bedroom house was made (ref: 22/03506) and was refused on the grounds of:</p> <ul style="list-style-type: none"> <li>- The design and materials were considered too modern in contrast to the setting (Conservation Area and proximity to grade II listed Seal Laundry)</li> <li>- Contrary to policy EN1 and EN4 of the ADMP, policy SP1 of the Core Strategy and paragraphs 130, 199 and 202 of the NPPF regarding design and the conservation of heritage assets.</li> </ul> <p>The new application is again seeking to increase the approved three bedroom house to build a four bedroom house.</p> <p>This new application represents a significant increase to the form and mass of the approved building. Whilst the new design does not have an integral garage it does include a substantial separate car barn of significant height. The total square footage is not provided on the rejected, approved or sought planning applications, but the scale drawings indicate the increased footprint of this new application will (including the car barn) be (a) significantly larger than the approved plan, and (b) not far short of the original application which has already been refused on grounds of built form and mass.</p> <p>Under Policy T1 (ADMP) consideration must be given to the adverse impact by increased traffic on congestion and safety. A larger building with provision for four parking spaces will represent an increase in traffic turning off and turning into the High St in Seal. This is a busy road with existing significant congestion issues caused by the turning from the A25 into Park Lane immediately to the east of the proposed entrance to the new house, and from the A25 into Childsbridge Lane immediately to the west. The turning into the new entrance</p>
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			<p>for the proposed property is very narrow, and the height of vehicles is limited by the first storey of the building which spans the gap. Could SDC please consider if large delivery trucks or the rubbish collection vehicle will be able to access this property, or whether they will be forced to stop on the busy A25 to make deliveries or to pick up.</p> <p>The new application also indicated the loss of a further tree which is preserved under the approved plan (ref: 22/000095). The appeal referenced many issues around preserving the character of the area, and the green space. The impact of the loss of an extra tree to accommodate this larger new building should be considered.</p> <p>As with the previously rejected application (ref: 22/03506) and its contraventions of policy EN1 ADMP, SPC notes the steps taken to address the modern design and materials. However, this policy remains applicable because of part (c) regarding green infrastructure and impact, and part (a) in terms of scale.</p> <p>Policy EN4 ADMP and para 199 NPPF remain relevant with respect Seal Laundry and the increase mass of the new application. In addition this precise location has a high density of listed buildings. Please see the map below which indicates the proximity of the Laundry (listed as The Stables) and 24 other properties located along Seal High St in the immediate vicinity. The proposed house is indicated in red.</p> <p>SPC notes the measures taken in the new design to meet para 133 of the NPPF compared to the previously rejected proposal.</p> <p>In addition to this SPC draws SDC's attention to policy SD2 in the KDNL Planning and Management Plan: 'The local character, qualities and distinctiveness of the Kent Downs National Landscape will</p>
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			be conserved and enhanced in the design, scale...’
St Margarets Old School Carters Hill Underriver Kent, TN15 0SB	Amendment to 23/00591/HOUSE  23/00591/HOUSE	Various – see plans	SPC only comments that it would like to draw SDC’s attention to the Underriver Design Statement and its commitment to take the recommendations in this document into account. Specifically the document sets out the importance of protecting the unique character of the village.  St Margaret’s Old School is a recognisable building in the centre of the village, it is in the green belt and within a National Landscape, and as such it is important to ensure its character and design are preserved.
The Oast House Kettleshill Farm St Julians Road Underriver  Kent TN15 0RX	24/01367/DETAIL	Materials	SPC had no comments on this application.
5 Back Lane Godden Green Kent TN15 0JH	24/01468/HOUSE	Construction of a garden room with pitched roof.	SDC has no objection subject to SDC’s consideration of the impact of lighting – internal and external on neighbouring properties and/or the Kent Downs National Landscape.

**5 The Committee also discussed the following planning applications (which arrived after the agenda had been published). This/these will be ratified at the next Planning Committee Meeting.**

53 High Street Seal Kent TN15 0AW	24/01724/HOUSE	Replacement of 6 windows to white grain PVCu	Response to be ratified at the next planning meeting:  SDC draws SDC’s attention to the Conservation Officer’s report for a period property a short distance away from this property, and within the Seal
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			<p>Conservation Area. The report stated support for the application because : <i>Although modern, the existing windows are of historically appropriate style and materials, and 'like for like' replacement which includes 'slimline' double glazing could be acceptable in this case.</i></p> <p>In the case of application ref: 24/01724 the existing windows are not of an historically appropriate style for this period cottage. Although not listed the immediate neighbouring and adjoining properties of 55 and 57 High St Seal, are listed. Both have multiple pane windows. One has timber sash windows, and the other appears to have modern PVCu windows which give the appearance of being sash windows, although they are not.</p> <p>Given this context SPC objects to this planning application on the grounds that it contravenes Policy EN4 of the ADMP, and does not support point 3.2 'Building forms and details' highlighted in the Seal Conservation Area Appraisal which detracts from Character Zone 1: High Street.</p>
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