

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 19th August 2024

Attendees: Mr Ratcliffe, Mr Bulleid, Mr Haslam,

1 Apologies: Mrs Stiasny, Mr Michaelides, Mr Bourne, Mr Kay. Mr Boorman

2 Election of chairman

The chairman of the planning committee was absent from the meeting. The attendees elected Mr Haslam to act as chairman for the 19th August 2024 meeting. This was proposed by Mr Haslam and seconded by Mr Ratcliffe.

3 Declaration of conflict of interest

There were no declarations of any conflicts of interest.

4 Minutes from the previous meeting

The minutes from the previous meeting were agreed

5 Planning applications considered:

Address	Application	Details	SPC comments
Chart Farm Shop Styants Bottom Road Seal Kent TN15 0ES	24/01699/FUL	Rear extension to Farm shop, addition of new porch entry, refurbishment of front facade and removal of Scaffolding and mobile fish stall. Alteration to fenestration.	No objection
Wilderness Farm Park Lane Seal Kent TN15 0JD	24/01662/HOUSE	Erection of timber post and rail boundary fencing. Timber posts approx. height 1.5m (1.2m approx to top of rails) x 2.7m centres.	No objection subject to conservation officer approval

6 The Committee also discussed the following planning applications (which arrived required a response before the meeting was held.

<p>Land East Of Waterden Cottage Watery Lane Seal Kent TN15 0EL</p>	<p>24/01873/LDCEX</p>	<p>Detached stable and store.</p>	<p>The committee agreed the response previously discussed and sent to SDC: No objection subject to SDC making provision to limit further development of the building.</p>
<p>Marchwood Stone Street Seal Kent TN15 0LQ</p>	<p>24/00961/FUL</p>	<p>Use of the two existing former stables (formerly ancillary accommodation) to provide tourist/visitor accommodation.</p>	<p>The committee agreed the response previously discussed and sent to SDC: Stone Street is a small, quiet hamlet which has undergone significant (relative to its size) development in recent years.</p> <p>This property is one of a strip of houses that border the north side of Stone Street Road.</p> <p>It is almost opposite the new Slade Gym site which is currently subject to an enforcement action from SDC's planning department, and which has also caused significant upset amongst local residents.</p> <p>This application seeks to change the use of two separate buildings in the rear garden of the property. The buildings were originally built as stables, but in 2000 planning permission was granted to allow them to be converted into guest accommodation.</p> <p>This was subject to the following conditions:</p> <ul style="list-style-type: none"> (1) No paying guests or commercial activity should be allowed (2) The use of the buildings should be incidental to the enjoyment of the main property <p>In recent months/years the accommodation has been used for paying guests and therefore in</p>

			<p>breach of these conditions. SDC Enforcement visited the property and advised the owners that they would need to apply for permission for change of use.</p> <p>Seal Parish Council objects to an application to remove these conditions of use, for the following reasons:</p> <p>(1) Policy EN2 of the ADMP - Amenity protection requires all new development to not cause harm to the amenities and privacy of neighbouring properties. However, contrary to 5.10 in the Planning Statement provided, the two stables are in an elevated position overlooking the gardens of, and down towards, neighbouring properties. Furthermore, they are approximately 2 metres from each neighbours' boundaries and certainly affect them.</p> <p>(2) A change of use from 'occasional non-paying guest accommodation' that is 'associated with the main house', to accommodation used for commercial purposes for paying guests has meant an exponential increase in the use of the buildings. This has brought with it more traffic, more noise during unsociable hours, and more general activity at the property. This has all previously been reported to SDC Enforcement. It seems reasonable to assume it was this type of disruption</p>
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			<p>which the conditions attached to the original planning permission were seeking to avoid. It also seems reasonable to assume these reasons remain valid considerations and the conditions should therefore remain in place.</p> <p>(3) Granting change of use and therefore removing the condition that the buildings must be incidental to the main building would allow the subsequent application for a new dwelling which is contrary to Green Belt policy.</p> <p>Were the council to allow this application there should be conditions that:-</p> <ol style="list-style-type: none"> 1. Condition the area for guest parking is specifically restricted to that in the plans submitted. Please note KCC Highways objection letter. 2. Condition the hours that the buildings can be accessed and left. To reduce the noise levels affecting neighbouring properties at unsociable hours. 3. Condition the maximum number of guests that can occupy the buildings to 2 in each. 4. Condition the length of each holiday let to a maximum of 10 days. To stop the use becoming long lettings rather than holiday accommodation. 5. Condition any external lighting. 6. Condition at what hour any external noise should stop.
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7 The committee also considered the following planning applications validated after the agenda for the meeting was published

24/01641/HOUSE	61 High Street Seal Kent TN15 0AW	Single-storey rear extension	No objection subject to conservation officer consideration.
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- Ends -