

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 12th September 2024

Held after the Parish Council Meeting, 7.30pm at Stone Street Village Hall

1 Attendees and Apologies

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

Apologies: Mr Bulleid

2 Declarations of Conflict of Interest

There were no declarations of a conflict of interest.

3 Planning applications considered:

Address	Application	Details	Response
7 Meadowlands Seal Kent TN15 0DH	24/02154/HOUSE	Convert part of garage into habitable rooms, create new parking area and extend existing dropped kerb. Changes to fenestration. Demolition of existing shed and pergola/canopy around house, construction of new attached shed to side of house. Changes to landscaping.	SPC has no objection but requests SDC's planning team consider issues such as external lighting.

4 The planning applications considered included those received after the agenda was circulated

Address	Application	Details	Response
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<p>Fawke Farm House Bitchet Green Road Fawke Common Underriver Kent TN15 0JX</p>	<p>24/02267/HOUSE</p>	<p>Conversion of existing Oast to an Annex to the main dwellinghouse and alterations to fenestration.</p>	<p>SPC has no objection.</p>
<p>Land South West Of Stone Street Farmhouse Stone Street Seal Kent</p>	<p>24/02250/FUL</p>	<p>Proposed demolition of existing outbuilding and the erection of a replacement outbuilding ancillary to use class E(d) indoor sport.</p>	<p>OBJECTION. Seal Parish Council would like to raise concerns about potential noise and light pollution should this application be granted.</p> <p>Recent development on the same site has led to noise and light pollution issues, and breaches of planning Conditions. These breaches reportedly occur regularly on site and SDC has so far not been able to successfully address them. SPC requests all outstanding issues are resolved before any further development is allowed.</p> <p>Specifically one Condition imposed when approval was granted for application 24/01075/PAC states: <i>No development shall take place until a NIA...for the proposed use shall have been submitted...Where noise mitigation measures are required, these must be included in the submitted details....and the</i></p>

		<p><i>approved measures shall thereafter be maintained in perpetuity.</i></p> <p>The NIA provided with all the applications for this site states (p18) :<i>The proposed design criterion is expected to be achieved whilst continuing the current operation and adverse impact on nearby noise sensitive receptors is not expected to occur. This is based on the assumption that the roller shutter doors located on the northern façade of the main gym unit remain closed during the operation of the gym....Providing the above recommendations are incorporated in the operation of the development, the cumulative assessment of all operations associated with activity from the gym and proposed café is not expected to have an adverse noise impact on the nearby noise-sensitive receptors providing our noise control advice summarised in this report is followed.</i></p> <p>Since the opening of the gym at the site SPC understands</p>
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			<p>multiple breaches of this condition have occurred with the gym doors being open on most days during operating hours.</p> <p>SPC also requests that SDC notes that noise is a statutory nuisance under s79(1)(g) EPA 1990 which must be considered in conjunction to any reference to policies (which might otherwise support this planning application) contained in the NPPF.</p> <p>Given the Condition does not appear to be being honoured by the applicant in relation to the earlier application it is clear a more robust approach is required by SDC to ensure noise pollution is first tackled with the existing buildings, and second prevented from becoming worse if this current application (24/02250/FUL) is approved.</p> <p>Light pollution</p> <p>Policy EN5 from the ADMP states: 'The</p>
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			<p>Kent Downs and High Weald National Landscape, and their settings will be given the highest status of protection'. This location is therefore afforded protection under the 1949 National Parks Access to Countryside Act and the Countryside and Rights of Way act 2000.</p> <p>SPC understands there is an outstanding enforcement action pending on the signage which has been erected on other recently developed buildings at the same site. These number a large scale neon sign and 20 artificially lit sky lights on one building. SPC requests that due consideration be given to how permission granted for 24/02250/FUL may exacerbate this existing problem which has not been successfully mitigated by Conditions attached to previous approved applications.</p>
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<p>Land South West Of Stone Street Farmhouse Stone Street Seal Kent</p>	<p>24/00877/FUL</p>	<p>Proposed extensions to two buildings. Change of use of the two buildings</p> <p>from a flexible commercial use to class E(d) indoor sport and E(b) sale of food and drink.</p>	<p>SPC has already responded to this application earlier in the summer. A copy of the submission for the associated application (24/02250/FUL) to be sent as a further response.</p>
<p>Seal Chase Maidstone Road Seal Kent TN15 0EH</p>	<p>24/02105/HOUSE</p>	<p>Orangery extension to western flank elevation.</p>	<p>OBJECTION : SPC draws SDC's attention to the increase in sqm this new application will represent. The first diagram below is taken from 12/02561/FUL showing the original footprint of the building of 518sqm. The second diagram (same scale) shows what the footprint of the building will be if this planning application is permitted. No figures for the increased sqm have been provided by the applicant but the increase in size is substantial and may constitute over development.</p> <p>Clause 149(c) of the NPPF states that whilst extensions to existing buildings in the Green Belt are</p>

			<p>not inappropriate, they are if it results in disproportionate additions over and above the size of the original building.</p> <p>SPC also highlights the position of this property in a National Landscape and requests that consideration is given to lighting to ensure this is consistent with Policy EN6 of the ADMP.</p>
Fox Tail Bluebell Farm Church Street Seal Kent TN15 0AR	24/02206/HOUSE	Addition of new kitchen window to rear courtyard elevation	No comment

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