

## SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 23<sup>rd</sup> September 2024

Held after the Parish Council Meeting, 7.30pm at Seal Pavillion, Seal

### 1 Attendees and Apologies

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

Apologies: Mr Bulleid, Mr Kay

### 2 Declarations of Conflict of Interest

There were no declarations of a conflict of interest.

### 3 Planning applications considered:

Address	Application	Details	Deadline
The Grey House Church Street Seal Kent  TN15 0AR	24/02311/HOUSE	Alterations to existing flat roof. Alteration to fenestration.	SPC has no comment but defers to the consideration of the Conservation Officer.
The Lodge Underriver House Underriver House Road Underriver Kent TN15 0SJ	24/02327/HOUSE	Removal of modern conservatory and store, to be replaced with new conservatory. Works to roof including replacing membrane and clay tiles to new porch extension with lead flat roof. Overcladding with insulation and render. Repointing. New metal gutters. Alteration to fenestration. Internal alterations. Hard and soft	SPC has no objection but requests that SDC ensures it is satisfied the changes meet the requirements of policy R6 from the Underriver Design Statement

		landscaping including removal of wall to create new parking space with retaining wall.	
The Thatched Cottage Blackhall Lane Godden Green Kent TN15 0HR	24/02277/HOUSE	Demolition of existing garage, erection of detached ancillary outbuilding  and associated landscaping and rear steps/deck	SPC notes this proposed development would represent enlargement of an existing building. The magnitude of the enlargement is not easy to determine from the drawings provided, but it appears possible the building will be larger than the building which was refused planning permission (ref: 18/03589) on the grounds that the proposed development at that time would:  <i>'Represent inappropriate development in the Green Belt by virtue of its scale and volume being materially larger than the building it replaces as well as creating a separate residential unit. As such the proposal fails to comply with the National Planning Policy Framework.</i>  SPC requests that at the very least a Condition is imposed to ensure the building remains ancillary to the main house.

4 Broadoak Cottages Broad Oak Lane Seal Kent TN15 0EP	24/02356/HOUSE	Loft conversion with roof light windows.	SPC has no objection.
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<p>Great Hollanden Farm Mill Lane Underriver Kent TN15 0SG</p>	<p>24/02399/LDCEX</p>	<p>Use of the existing building for Class E Use (formerly B1(A), (B) or (C)) the</p> <p>former following the making of a Material Start in respect of application 13/03600/FUL</p>	<p>SPC objects to this planning application on the basis it is unsuitable both in terms of location and the existing infrastructure.</p> <p>On the first point the application is requesting permission for Class E use. Prior planning permission granted in 13/03600/FUL granted permission for B1 use only. The applicant has omitted to be specific about this. The Condition imposed was very clear:</p> <p><i>The building should be used for a B1 use only and for no other purpose.</i></p> <p>The reasoning was to preserve the character and amenity of the locality as supported by Policy EN1(c) in the ADMP.</p> <p>As both the condition and the reasoning behind it remain relevant this would preclude various of the other uses permitted under the new Class E. Any new planning permission granted would necessarily need to adhere to the principle and Condition that only use under Class B(1), now covered by Class E(g), should be permitted.</p> <p>In addition to this a Condition to restrict works and associated activities during non-working hours was also imposed in permission granted for 13/03600, and this also remains relevant to the latest application.</p>
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			Secondly the existing infrastructure, namely the access, is unsuitable for heavy usage, largely because of its width. Policy EN1(d) the proposal should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities. The plans provided show a small amount of parking but the other items are not detailed.
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