

## **SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 22nd JUNE 2020**

A 'virtual' meeting was held at 20:00

**Present**

Mr Bourne  
Mr Haslam  
Mr Martin (Chair)  
Mr Michaelides  
Mr Tavare  
Cllr. Thornton

### **Apologies: Mrs Weston and Mr Bullied**

#### **1      Declarations of Conflict of Interest: None**

#### **2      Planning Applications considered**

##### **20/01429/FUL**

Land South West of Godden Green House Park Lane Godden Green Sevenoaks Kent TN15 0JS  
Erection of two extensions to form two dwelling houses comprising one 1-bed and one 2-bed.

The application is the same as 19/03396/FUL which was refused because visibility splays required by earlier conditions had not been provided. This has now been done. However, the Officer Report did not adequately address the objections raised by the Parish Council. The Committee agreed to object on the grounds that the District Council's interpretation of policy has granted a right of extension to dwellings formed by sub-division, and this gives rise to harm to Green Belt.

##### **20/01560/FUL**

Land South of Godden Green House Park Lane Godden Green Sevenoaks TN15 0JS  
Erection of a 1 bedroom dwelling

The Committee agreed to object on grounds of harm to the openness of the Green Belt, unsuitable design, and failure to conserve and enhance the AONB.

##### **20/01569/HOUSE**

Melsetter Woodland Rise Sevenoaks TN15 0HY

Demolition of side extensions and detached double garage, erection of part two storey/part single storey side extensions, part two storey/part single storey rear extension, link detached garage, alterations to the roof, enlarged porch and external alterations

The Committee agreed not to object provided Officers are content that the size and location of the garage block would not harm the Conservation Area, and neighbour amenity is not harmed.

##### **20/01575/HOUSE**

10 Broadhoath Seal TN15 0LX

Development: Conversion part of the existing terrace area on first floor level along the rear elevation into habitable space, tiled roof cover to the remaining section of terrace area and rooflights.

The Committee agreed not to object provided Officers agree that the 'infill' of the modest 'terrace' space is acceptable, despite earlier extension of the property by 50%.

##### **20/01611/HOUSE**

Ashurst House The Coppice Lower Bitchet Bitchet Green TN15 0ND

Extensions, internal alterations and alterations to fenestration to the existing dwelling. Demolition of the existing garage and erection of new garage and car port. Enlarged driveway and general landscaping works to include the removal of some trees and the formation of an enlarged terrace area with swimming pool. Conversion of the existing outbuilding to form a pool house.

The Committee agreed that the large size of the outbuildings is a matter for objection. Any consent should be subject to conditions to control outdoor lighting in the AONB, and to manage construction traffic in view of the access over private drives, shared in part by a footpath. Mr Bourne would obtain a site plan, missing from the web site, and establish if the disposition of buildings is cause for further comment.

TJM 29.06.20