

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 25TH JANUARY 2021

A 'virtual' Committee meeting was held at 20:00.

Present Mr Bourne
Mr Bulleid
Mr Haslam
Mr Martin (Chair)
Mr Michaelides
Mr Tavare
Mrs Weston
Councillor Thornton

Apologies: None

1 Declarations of Conflict of Interest: Mrs Weston and Councillor Thornton declared indirect interests in that a close family member lives next to Merrieweathers and the Coach House respectively. They took no part in the discussion of these items.

2 Planning Applications for consideration

SE/20/03118/LBCALT

Flat 5 Bretaneby High Street Seal TN15 0AJ

Erection of timber frame conservatory onto the rear of the ground floor flat and lift and move the patio area.

The Committee had no objection.

20/03778/HOUSE

The Coach House St Julian's Road Underriver TN15 0RX

Erection of single car port of pitched roof design

The site is next to a bridleway and walking route which offers wide views. The new dwelling replaced a small disused Ragstone cottage and stable, and a Planning condition requires no additional new buildings. The Committee felt that the cumulative impact of the proposal would harm the openness of the Green Belt, and agreed with the PROW Unit that the experience of the AONB for users of the bridleway would be harmed.

20/03779/FUL

Land East of The Coach House St Julian's Road Underriver TN15 0RX

Erection of two stables, tack room and hay store for personal use

The site is next to a bridleway and walking route which offers wide views. A Planning condition for the nearby replacement dwelling seeks to safeguard the rural character and openness of adjacent land including the application site. The Committee felt that the size of the proposal is contrary to Local Plan Policy LT2, and that it would create a long frontage alongside the bridleway. The Committee felt that the proposal would harm the openness of the Green Belt, and agreed with the PROW Unit that the experience of the AONB for users of the bridleway would be harmed. The Committee was also concerned that a manure store would be located next to the bridleway and about 40m from a neighbouring dwelling.

20/03790/HOUSE

Merrieweathers Rooks Hill Underriver TN15 0SL

Removal of existing tennis court, demolition of ancillary two storey domestic barn and stables and erection of new ancillary single storey building.

The site is within the Green Belt, and high on the south facing scarp slope of the Greensand Ridge. An LDC was recently granted for use of the land and existing buildings as ancillary to the dwelling. The Committee felt a replacement building must nevertheless comply with Green Belt and the AONB policies, and that site is not 'brownfield' because of its former agricultural use. It felt that use for 'car storage and display' could require planning consent. The proposed building would be larger than the existing oak framed barn and have the character of a modern dwelling, with scope for a first floor and full height glazing on the southern elevation. The Committee concluded that the function and design of the proposed building are not ancillary to the main dwelling, that it would harm the openness of the Green Belt, and fail to 'conserve and enhance' the AONB. It noted that the design of the new building and its distance separate from the dwelling would be a security risk for classic cars.

21/00106/FUL

Land South East of Broadhoath Wood Rooks Hill Underriver KENT

Sand school, parking area and tree planting.

The Committee noted that the information requested for the withdrawn application (20/02493/FUL) on the nature of the use, traffic, parking and other matters has not been provided with the new application. An Ecology report has been submitted which recommends a planted gap between the works and the adjacent woodland, and this has been partially heeded in the revised plan. There was no further information on the relationship of the proposal to the 2 stables recently built nearby, although the Ecology report suggests they be used as lunch accommodation for users of the school. There was no information on whether structures at sites nearby might be removed if a larger school were provided. The Committee agreed that a response similar to that for 20/02493/FUL should be submitted by 10th February if no more information is made available.

The Committee had also requested that SDC consult the occupants of the 4 nearby dwellings but this has not been done.

The following were noted:

Fence at Bridle Road, Godden Green

An enforcement notice has been issued on the tall metal fence erected within the curtilage of Godden Green House adjacent to Bridle Road.

20/00244/OPDEV

Land South West of Stone Street Farmhouse

SDC advise that Japanese Knotweed was removed from the site and the EA will be informed.

SE/20/02286/FUL Appeal Ref. APP/G2245/W/20/3263254

Sealcroft Farm Childsbridge Lane Seal KENT TN15 0BY

Erection of a Timber frame, timber clad agricultural storage building.

Committee members were concerned that there have been apparent breaches of Planning. The Chairman felt that any further Enforcement should await the outcome of the Appeal, and that the Parish Council's comments should remain for consideration by the Inspector.

Kent County Council Revised Safeguarding Supplementary Planning Document (SPD) – Extension to Consultation Deadline

It was agreed that the Parish Council should submit a brief response proposing that Neighbourhood Plans be included in the SPD as a means by which safeguarded Mineral sites can be allocated for development. KCC should be aware of the current position with the Sevenoaks NDP and its support for development of Sevenoaks Quarry.