

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 27th July 2020

A 'virtual' meeting was held at 20:00

Present Mr Bourne
Mr Bullied
Mr Haslam
Mr Martin (Chair)
Mr Michaelides
Mr Tavare
Mrs Weston
Cllr. Thornton

Apologies: None

1 Declarations of Conflict of Interest:

Mr Bourne has declared an interest in 19/02923/FUL, Padwell Arms, because he is a close neighbour, and was absent for this meeting.

Mrs Weston left the meeting for 20/01886/HOUSE and 20/01887/LBCALT (replacement conservatory at Romshed Farm) because this is her property.

2 Planning Applications for considered

19/02923/FUL

The Padwell Arms Stone Street Seal TN15 0LQ

Proposed demolition of existing disused public house and construction of two new detached dwellings, with associated parking.

This is a revised design for the application considered in November 2019. The Committee decided to object in similar terms to the design and over-development of the site.

20/01844/FUL

Bucklers The Coppice Lower Bitchet Bitchet Green TN15 0NB

Erection of a new single storey dwelling with subterranean basement

This is a re-submission of consent 20/00942/FUL with minor amendments and additional information on matters covered by planning conditions. The Committee had no objection provided the basement complies with policy, and any consent refers to the plans that replace the conditions. A recent consent to fell trees subject to a TPO (20/01779/WTPO) would be examined for its landscape implications.

20/01886/HOUSE and 20/01887/LBCALT

Romshed Farm Bank Lane Hildenborough KENT TN15 0SD

Demolition of existing modern garage (currently used as playroom and storage area) and erection of conservatory

The Committee had no objection provided the Conservation Officer is content with the junction formed with the listed building.

20/01954/AGRNOT

Sealcroft Farm Childsbridge Lane Seal TN15 0BY

Timber Frame, timber clad agricultural storage building with goose wing grey roof.
The Committee understood that a full application will be needed because of the small area of agricultural land, but also objected to the lack of justification, and to the location of the proposed building.

The Parish Council has since been notified that the application was not valid.

20/02010/FUL

Great Hollanden Farm Mill Lane Underriver TN15 0SG

Replacement of the existing tea room with a new building within Class B1 (offices etc.), car park and landscaping.

The Committee felt that the application does not demonstrate that an earlier consent for conversion to B1 use is extant, nor that the building is 'permanent'. Otherwise, any consent should be subject to the conditions previously imposed.

3 Other items

Kent Downs AONB Management Plan Consultation

The Kent Downs AONB Management Plan 2020-2025 will provide the strategy for conserving and enhancing the Kent Downs. The Draft Plan is now available for public consultation until 7th September.

See [The Kent Downs Area of Outstanding Natural Beauty Draft Management Plan 2020 – 2025](#)

The consultation includes updated Landscape Character Assessments for each area of the AONB. Much of Seal Parish is within the Greensand LCA.

Councillors should provide comments to Mrs Weston by 15th August who will then circulate a draft response.

TJM 31.07.20