

SEAL PARISH COUNCIL PLANNING COMMITTEE MINUTES 28TH SEPTEMBER 2020

A 'virtual' meeting was held at 20:00

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

Apologies: Mr Bulleid, Councillor Thornton

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

2 **Planning Applications considered**

SE/20/02401/HOUSE

The Nook Bluebell Farm Church Street Seal TN15 OAR

To erect a single storey rear extension. (Retrospective application by the occupier)

The Committee noted that the ownership and rights to the courtyard, in which the extension was built by the vendor without consent, are unclear. The Committee had no objection to the extension provided neighbours do not object.

20/02493/FUL

Land South East of Broadhoath Wood Rooks Hill Underriver KENT

Sand School

The Committee agreed to object to the scale of the proposal and the change from agriculture to a business use for recreation and riding. There were also reasons to request that an amended application be submitted to clarify the nature and extent of the proposed land use, the association with two stables under construction nearby, the necessary engineering works, and car parking.

Planning Enforcement had informed the Parish Council that they will monitor the permanence of the stables, but in case law the buildings appear to require planning permission.

20/02504/CONVAR

Hall Place Lodge Hall Hill Seal TN15 OLG

Variation of conditions 2 and 3 of 20/00767/FUL for Demolition of existing dwelling and construction of replacement dwelling, detached garage with associated access and landscaping with amendments to plans and materials within the Design and Access Statement.

The Committee agreed not to object

20/02509/FUL

The Snail Stone Street Seal TN15 OLT

Conversion of the former public house to a dwelling house including a rear extension and open fronted garage structure to include removal and change of use of existing car park to residential land

The Committee had no objection to the extensions but noted that a second access is retained despite the Parish Council's previous objection. It agreed to ask that KCC expressly address the

second access and to maintain its objection, particularly in view of the Planning Officer's reservations about the large extent of the curtilage to which new access would be provided.

SE/20/02621/FUL and 20/02622/LBCALT

The Old Farm Stone Street Seal TN15 OLP

Single storey extensions to existing dwelling, with alterations to fenestration. Inner courtyard landscaping and outdoor terrace. Conversion of outbuilding to habitable space. Creation of secondary vehicular access.

The Committee agreed not to object to the extensions provided the Planning and Conservation Officers are content, but to ask that in view of the development proposal to the rear of the house, a second access if permitted be conditioned for the sole use of the existing dwelling.

3 Other Items

The Chairman had prepared a draft response to the 'Future of Planning' and would circulate it for comments.