

## SEAL PARISH COUNCIL PLANNING COMMITTEE AGENDA 22nd FEBRUARY 2021

A 'virtual' Committee meeting will be held at 20:00.

**Apologies:** None Received

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

**2 Planning Applications for consideration**

**21/00161/FUL** Rick 25th February

Land South West of Stone Street Farmhouse Stone Street Seal

Demolition of the existing barn and associated buildings and the erection of a barn containing 1 x four-bed dwelling and parking.

[Demolition of the existing barn and associated buildings and the erection of a barn containing 1 x four-bed dwelling and parking.](#) 

**21/00235/HOUSE** Chris H 24<sup>th</sup> February

The Woodshed 7 Park Mews Park Lane Godden Green Sevenoaks TN15 0JS

Erection of a single storey side extension

[Erection of a single storey side extension.](#) 

**21/00291/FUL** Andrew 25<sup>th</sup> February

Flat 5 Bretaneby High Street Seal TN15 0AJ

Erection of a timber framed conservatory on to the rear of the ground floor flat and move the patio

[Erection of a timber framed conservatory on to the rear of the ground floor flat and move the patio.](#)

**21/00357/HOUSE** Tim 2<sup>nd</sup> March

Hollandhurst Underriver House Road Underriver TN15 0SH

Proposed first floor extension, rear single storey extension and new bay window to ground floor with balcony above, altered entrance, extension and conversion of existing outbuilding with glazed link, new dormers to roof conversion

[Proposed first floor extension, rear single storey extension and new bay window to ground floor with balcony above, altered entrance, extension and conversion of existing outbuilding with glazed link, new dormers to roof conversion.](#)

### For Information

**SE/20/02354/HOUSE** APP/G2245/D/21/3266718

11 Sealcroft Cottages Childsbridge Lane Seal KENT TN15 0BY

Formation of vehicle access and hardstanding.

Appeal Start Date 2nd February 2021

**21/00325/LDCPR** Chris Haslam

Queste Design 34 High Street Seal KENT TN15 0AP

[Proposed change of use from commercial to full residential use.](#)

The PC has not been consulted on this application which seeks to confirm that no consent is required for change of use from B1 office to residential.

### Consultation

A consultation on Amendments to the NPPF began on 30 January 2021 and will close on 27 March 2021. The changes are explained at:

[National Planning Policy Framework and National Model Design Code: consultation proposals - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code)

An annotated draft version of the amended NPPF can be seen at:  
[NPPF draft for consultation \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/957205/NPPF_draft_for_consultation.pdf)

The main change is to require the preparation of local design codes as part of the Government's wider changes to the planning system. The amended NPPF states:

“... significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes ...”

The National Model Design Code, which is to be the government guidance on design and the template for local design codes, can be seen at:  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/957205/National\\_Model\\_Design\\_Code.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/957205/National_Model_Design_Code.pdf)

The Committee should decide whether it wishes to respond to the consultation, bearing in mind our comments on the wider changes to the planning system in October 2020. In those we were opposed to the introduction of a National Model Design Code etc. and local codes as a substitute for the current system of planning applications and consultation.