



SEAL PARISH COUNCIL

PLANNING AGENDA

I give you notice that the Meeting of the Planning Committee of Seal Parish Council will be held on Thursday 8th January 2026 7.30pm, at Seal Memorial Pavilion, Seal Recreation Ground, High Street, Seal TN15 0AF.

All members of the Seal Parish Council Planning Committee, are summoned to attend.

Members: Cllr Haslam Chairman, Cllr Michaelides, Cllr Bulleid, Cllr Boorman, Cllr Ratcliffe and Cllr Fettes.

Members of the public are invited to attend the meeting however there will be no public forum. Members of the public wishing to address the Committee regarding items on the agenda should make the Clerk aware prior to the meeting.

Signed –

Kassia Estrada - Castillon
Clerk

2nd January 2026

BUSINESS TO BE TRANSACTED

1. Apologies for absence received.
2. Declaration of Changes to the register of interests.
3. Declarations of Pecuniary Interest or other Interests as defined by the LGA Code of Conduct and the Localism Act 2011 on any items on the agenda.
4. Requests for dispensation.
5. To agree the minutes of the Planning Committee Meeting.
To agree the minutes of the meeting held on 15th December 2025 the minutes will be taken as read then signed and initialled by the Chairman.
6. Planning Applications to be considered:

Reference	Address	Description	Deadline date
25/03205/HOUSE	Camden House, Wilderness Avenue, Sevenoaks Kent TN15 0EA	Single storey extension with sedum (Green) roof for gym, pool and ancillary accommodation with rooflights. Associated landscaping. Alterations to fenestration.	5pm 20th Jan

25/01638/CONVAR	Longwood Carters Hill Underriver Kent TN15 0SN	Variation of condition 2 (Approved Drawings), 3 (External Materials), 5 (Tree report), 6 (Landscape plan), 7 (Biodiversity enhancement), 9 (External Lighting) and Removal of condition 4 (Louvres) of APP/G2245/W/23/3320906 related to 22/01480/FUL with amendment to Introduce PV panels on the roof. Introduce a roof light and a reduction in size and position of an approved roof light. Amend the size of the ground floor windows on the elevations. Increase the ridge height of the proposed dwelling by 68mm. Change the material on the garage's rear wall from zinc to stone. Update to the tree report after removing the trees directly surrounding the garage. Installation of Air Source Heat Pumps. Removal of the louvres from the south elevation. The application has been amended to better reflect the recent approval of 25/00699/HOUSE. Additionally, there are amendments to the landscaping proposals throughout.	12 Jan
SE/25/03496/PAC	Lower Fawke Farm Bitchet Green Road Fawke Common Underriver Kent TN15 0JX	Prior notification for development consisting of a change of use of a building and any land within its curtilage from use as an agricultural building to a flexible use within Commercial/Business/Service (Class E). This application is made under Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015.	

7. To Ratify the responses to the following planning applications

Reference	Address	Description
25/03335/LDCEX	Hollanden Farm Mill Lane Underriver Kent TN15 0SG	Use of the existing building for Class E (g) Use (formerly B1(A), (B) or (C)) the former following the making of a Material Start in respect of application 13/03600/FUL
25/03361/FUL	Land Adacent To 12 Sealcroft Cottages Childsbridge Lane Seal Kent TN15 0BY	Demolition of existing outbuilding and removal of timber decking. Erection of 1. Dwellinghouse with rear dormers, rooflights and solar panels. Erection of cycle and bin stores. Creation of 2. Parking spaces with associated landscaping. Air source heat pump.