Planning Committee meeting 04.09.2013

Report of the Planning Committee meeting 04.09.2013 at 9.15am, Otford Parish Office
Present: Cllr. Whitehead (Chairman), Cllrs. Cracknell and Verrall
In attendance: Clerk and 1 member of the public.

A member of the public requested an update on the planning position on driveways in the conservation area. Cllr. Whitehead reported back on the information given by SDC. If there is no room to form a driveway then no planning consent is required unless a substantial structure change is involved. Where a new driveway is to be formed or there are existing driveways planning permission for alteration should be obtained and the driveway should be permeable or have on site drainage. If the driveway is to be extended beside the house then the regulations are more complex. It was agreed that a paragraph should be put in the next newsletter as follows: 'Any resident property owner wanting to modify, extend or add a driveway or hard standing should contact Sevenoaks District Council for up to date planning and building requirements'

A member of the public requested an update on the planning position for flats or apartments within an existing property. Cllr. Whitehead was advised by SDC that if no external alterations had been made the planning history of the property would need to be traced in order to determine if planning permission had been sought or building regulations had been compromised.

It was noted that, at the property north of Pilgrim's Oasts, the ground appeared to have been modified, the access altered and a car parked. The Clerk will contact the enforcement officer at SDC.

It was noted that a large sign had been erected in the conservation area behind the Forge Restaurant. The Clerk will contact the enforcement officer at SDC.

It was noted that SDC's clarification of the planning situation in the light of proposed changes at the car park was still awaited.

1 - Apologies - Cllr. Edwards-Winser
2 - Declarations of interest - None
3 - To approve the minutes of the meeting on 21st August - These will be approved following the next meeting of the Council.
4 a. New applications - None

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<tr>
<th>Application reference</th>
<th>Address Description</th>
<th>Recommendation</th>
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| 4.b. Results
| SE/13/01913 Orchard House, Shoreham Road Erection of a detached garage Allowed |
| SE/13/01855 21 Tudor Crescent Erection of first floor extension Refused |
| SE/13/01943 Orchard Cottage, 11 Colets Orchard Erection of a garage with extended drive area Allowed |
| 4.c. Tree works
| Palace Field Sevenoaks Road Fell 1 Horse Chestnut Tree |

4.d Development Control It was noted that District Councillor Michelle Lowe had contacted Cllr. Whitehead re the permitted development application re 5 Tudor Drive. As it was a permitted development and there were no objections from neighbours it was decided that attendance at the Development Control meeting was not required although Cllr. Whitehead would inform Cllr. Lowe that an archaeological watching brief would be required.

4.e. Other
An e-mail had been received from KALC re DCLG Consultation on updated National Waste Planning Policy. Draft terms of reference were drawn up, subject to clarification on a technical point, and these will be presented for approval at the next committee meeting.