

<b>OTFORD PARISH COUNCIL</b>	Parish Clerk: Sharon Palmer 01959 524808 Email: clerk@otfordpc.co.uk	The School House 21 High Street, Otford Sevenoaks Kent TN14 5PG
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**MINUTES of the OPC PLANNING COMMITTEE at The School House on Wednesday 14 September 2016 from 9:15am**

Public Forum – No members of the public were present

Present: Cllr M W  
hitehead (in the Chair)  
Cllr N Rushby, Cllr J Verrall and Mr R Shelton (co-opted)

Also Present: District Councillor J Edwards-Winser

1. Apologies for Absence - None
2. Declarations of interest not previously notified - None
3. Minutes of the previous meeting. RESOLVED that the Minutes of the previous meeting held on 31<sup>st</sup> August 2016 be signed as an accurate record of the meeting.
- 4a. New applications The following applications were considered and recommendations made by OPC will be sent to Sevenoaks District Council.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/16/02313/FUL	Hillway, Pilgrims Way East, Otford	Change of existing ground level. Comments by 22 September 2016.	<b>Support. The Parish Council approves this application subject to our concern relating to the effect of this proposal upon the natural chalk downland. This is a vulnerable AONB landscape area. We refer to the concerns expressed on the decision for SE/13/00026 and SE/11/02762 by KCC Biodiversity and Natural England. We would also draw your attention that this area falls with the North Downs Chalk Grassland area.</b>	
SE/16/02642/HOUSE	Willow House, Sevenoaks Road, Otford	Demolition of existing side extension. Construction of a two storey side extension. Single storey rear extension. Construction of	<b>Objection. The Parish Council objects to this proposal on the basis of the significant increase in bulk, the increasing roof height compared to</b>	

		living accommodation in roof space. Comments by 23 September 2016.	<b>neighbouring properties and the front facing highly visible roof-light dormer contrary to our Village Design Statement 2</b>	
4.b Results				
SE/16/02007/DETAIL	The Red House 55, Greenhill Road	Details pursuant to condition 6 (levels) of planning permission SE/15/03771/HOUSE		<b>Refused</b>
<p>5. District Councillor's Report - Recommend at JTB for parishes to respond to LTP4</p> <p>6. Appeals SE/16/00066/HOUSE – Kent House, The Green, Otford. The appeal made against the refusal by Sevenoaks District Council to grant planning permission for a single storey rear extension together with alteration to entrance gateway and swimming pool in garden has been allowed and planning permission granted.</p> <p>7. Other</p> <p>a. SE/16/02620/WTCA – 76 High Street, Otford. Work to trees in a Conservation Area. Fell and grind out stump to Elder tree encroaching on neighbouring property.</p> <p>b. Legal Topic Note 59 has been amended to reflect recent planning legislative changes. These minor amendments to the LTN also include the rights of local councils to be notified of ‘permissions in principle’ applications as introduced by the Housing and Planning Act 2016. A new legal briefing L02-16 on specialist planning law advice and representation has also been received.</p> <p>c. Letter from Gavin Barwell MP Minister for Housing &amp; Planning re Neighbourhood Planning Bill.</p> <p>d. Form KALC Government response to Neighbourhood planning technical consultation on implementation of planning changes</p> <p>e. Report re listed wall at Kent House Otford</p> <p>All reports noted</p> <p>Date of next meeting: 28 September 2016 at 9:15am in The School House.</p>				