

<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 a MEETING of the OPC PLANNING COMMITTEE at The School House on Wednesday 17 August 2016 from 9:15am**

Present: Cllr J Verrall (in the Chair)  
Cllr N Rushby and Mr R Shelton (co-opted)  
Also Present: District Councillor J Edwards-Winser  
Clerk: Mrs S Palmer

Public Forum – No items were raised.

1. Apologies for Absence. Apologies were received from Cllr M Whitehead.
2. Declarations of interest not previously notified – None.
3. Minutes of the previous meeting. **RESOLVED** that the Minutes of the meeting held on 3 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/16/02221/ HOUSE	83A Pilgrims Way West, Otford	Demolition of existing conservatory. Raising of the roof to incorporate a new first floor, conversion of garage into habitable, two storey side and single storey rear and side extensions. Comments by 22 August 2016.	<b>Support. The application appears to meet planning requirements.</b>	
SE/16/02011/ HOUSE	38Tudor Crescent, Otford	Demolition of existing single storey rear extension. Erection of a two storey side extension and single storey rear extension. Comments by 2 September 2016.	<b>Objection. The application is contrary to the RESPD in that it is not subservient to the existing building. The scale, proportion and height of the extension does not respect the character of the existing building or its setting. The form of the extension is not well proportioned and does not present a satisfactory composition with the</b>	

			<b>adjoining property. It has excessive bulk and will be significantly overbearing in the street scene.</b>	
<b>4.b Results</b>				
SE/16/01477/ HOUSE	59 Willow Park, Oxford	Demolition of existing garage. Erection of a part single/part two storey side and rear extension. Erection of a front extension with canopy. Block paving to drive.	<b>Objection</b>	<b>Granted</b>
SE/16/01659/ MMA	Llamedos, Shoreham Road, Oxford	Minor material amendment to application SE/15/00559/MMA (Minor material amendment to SE/14/03848/FUL – Demolition of the existing detached property subdivision of the plot and the construction of two new detached dwellings to show lowering of ground floor level at rear, flipped garage configuration and an orangery to plot 2) to show proposed Air Source Heat Pump to plot 1 & 2 located at the rear of the properties adjacent to the railway line. Conversion to garage space to provide storage.	<b>Support</b>	<b>Granted</b>
SE/16/01699/ HOUSE	The Den, Shoreham Road, Oxford	First floor side extension with part two storey side extension, single storey rear extension, alteration to front elevation and detached garage.	<b>Objection. The extension is not subservient. The garage is in front of the property. Change to street scene – tile hanging removed and replaced with rendering.</b>	<b>Granted</b>
SE/16/01748/ MMA	Land to the South of Fairacre Wood, Shoreham Road, Oxford	Minor Material Amendment to application SE/15/00246/FUL for the proposed detached dwelling on Land adjacent to Fairacre Wood. In order to remove photovoltaic panels on the roof and make alterations to the fenestration, including the removal of dormer and inclusion of high level roof lights.	<b>Support</b>	<b>Granted</b>
SE/16/01756/ FUL	The Farm, Twitton Lane, Oxford	Demolition of existing outbuildings and the detached house and the construction of a new detached house.	<b>Support</b>	<b>Granted</b>

SE/16/01787/ HOUSE	Fairacre Wood, Shoreham Road, Otford	Demolition of the existing double garage and construction of a linked double garage with accommodation above, rebuilding of first floor walls, various extensions and alterations to the existing dwelling comprising replacement roof to provide habitable accommodation, alterations to fenestration and relocation of vehicle access.	<b>Objection. Having a linked garage creates additional bulk in the street scene. Dormers on the third floor face the main road which is contrary to Otford VDS 2.</b>	<b>Granted</b>
SE/16/01812/ HOUSE	13 The Old Walk, Otford	Demolition of existing sun room and kitchen, to allow for the erection of a single storey rear and side extension, with addition of roof lights. Conversion of double garage into habitable space. Various internal and fenestration alterations.	<b>Support</b>	<b>Granted</b>
SE/16/01826/ HOUSE	2 New Barns Farm Cottages, Telston Lane, Otford	First floor extension to front elevation on timber supports.	<b>Objection. Exceeds the 50% rule in the Green Belt.</b>	<b>Refused</b>

5. District Councillor's Report

District Councillor Edwards-Winsor advised that he has received a report with details of all the complaints Planning Enforcement at SDC has received and the actions taken, for information.

SE/16/01904/FUL – Orchard Hay, Rye Lane, Otford. The decision taken by OPC for the application SE/16/01904/FUL differed from the opinion of SDC. Following discussion with the Planning Officer it was agreed to accept the decision of the Planning Officer as the 50% rule in the green belt does not apply to stables. The height of the building has also been reduced.

6. Consultation

Proposed Rail Crossing Diversion involving Public Footpath SR49 at Otford.

A consultation document has been received concerning the above diversion of a footpath to link up to the new bridge. Comments are required by 2 September 2016.

Following discussion, it was agreed that OPC will respond and Agree with both questions.

7. Other

SE/16/01568/HOUSE – Greenhill House, Shoreham Road, Otford. Development: The erection of a single storey rear extension. The requested drawings have now been received by Sevenoaks District Council. This application is no longer invalid.

SE/16/01978/HOUSE – Leighs, Shoreham Road, Otford. Development: Proposed roof alterations, including alteration to front roof line. Removal of rear dormer to incorporate new rear gable. Proposed front porch and alterations to fenestration.

This application has been amended with revised drawings and proposal description. Further comments can be made by 2 September 2016.

The meeting closed at 10:10am.

Date of next meeting: 31 August 2016 at 9:15am in The School House.