

OTFORD PARISH COUNCIL	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 February 2016 from 9:15am

Present: Cllr N Rushby (in the Chair)
Cllr J Edwards-Winser and Mr R Shelton (co-opted)

Also Present: Mrs S Palmer (Clerk)

Public Forum. No members of the public were present.

1. Apologies for Absence - Apologies were received from Cllr J Verrall and 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 February 2016 be signed as an accurate record.
- 4 a. New Applications - The following consultation responses will be forwarded to SDC.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/15/03879/HOUSE	5 Rye Lane, Otford	Demolition of existing garage. Erection of a single storey side and rear extension. Comments by 26 February 2016.	Support subject to there being sufficient car parking on the site when the garage is removed.	
SE/16/00111/FUL	Unit 3, Vestry Road, Sevenoaks	Demolition of existing buildings and erection of four units for Class B8 (storage and distribution) and Class B2 (general industrial) purposes. Comments by 25 February 2016.	Support subject to the appropriate environmental assessments being carried out and any subsequent conditions adhered to. The visual impact on Vestry Cottages must be kept to a minimum.	
SE/16/00167/HOUSE	12 Rye Lane, Otford	Demolition of conservatory and erection of a single storey rear extension with two roof lights and a single storey side extension with two roof lights. Comments by 26 February 2016.	Support	
SE/16/00203/HOUSE	Lower Barn Cottage, Park Farm, High Street, Otford	Proposed cellar. Comments by 24 February 2016.	Support	

SE/15/03557/CONVAR	Oxford Methodist Church, High Street, Oxford	Removal of Condition 10 (development to achieve a 10% reduction in the total carbon emissions) of planning permission SE/14/02853/CONVAR (original consent ref SE/13/02045/FUL). Comments by 7 March 2016.	Support	
4.b Results				
SE/15/3115/HOUSE	36 Hillydeal Road, Oxford	Erection of a two storey rear extension, alterations to existing dormers and new dormer to side elevation. Insertion of window to side and rear elevation and existing door replaced with windows to both side elevations. Demolition of existing garage. Erection of a detached double garage.	Support	Granted
SE/15/03309/HOUSE	Devon House, 49 High Street, Oxford	Removal of front right hand dormer, reduce height of left hand front dormer. Reduce the height and width of rear dormer.	Objection	Granted
SE/15/03771/HOUSE	The Red House, 55 Greenhill Road, Oxford	Erection of a single storey side and rear extension and double garage with new gates.	Support	Granted
SE/15/03745/HOUSE	Beechcroft, St Michaels Drive, Oxford	Erection of a two storey rear extension and a front infill extension. Partial demolition and conversion of existing garage. Extension to existing front terrace and to pavement. New retaining wall along rear elevation.	Support subject to 50% rule not being exceeded.	Granted <i>Note: The areas were checked and found to be within the 50% limit.</i>
SE/15/03862/FUL	Becket House, Vestry Road, Sevenoaks	Construction of a new entrance way to the existing building including associated re-landscaping and pedestrian access.	Support	Granted
SE/15/03905/HOUSE	75 Sidney Gardens, Oxford	Demolition of existing side lean-to. Single storey rear extension with large metal sliding doors, rooflight and green roof. Formation of a front covered porch and conversion of existing garage to living room, insertion of window to the north elevation side passageway to bedroom 2 and two new openings to the south elevation. Loft conversion incorporating rear and side dormers and two rooflights over the front elevation.	Support	Granted
SE/15/03967/CONVAR	Land South of Pilgrims Way Cottage, Pilgrims Way West, Oxford	Removal of condition 13 (bedroom windows) of SE/14/04060/FUL – Erection of a detached five bedroom dwelling with detached garage, including shared use of and improvements to the existing access and the provision of a new public footpath link onto Rye Lane.	Support	Granted

5. District Councillor's Report

District Councillor Edwards-Winser did not have any planning matters to report.

6. Other

SE/16/00238/WTCA – Oxford Village Pond, Oxford.

SDC has received the planning application for removal of the Willow tree to near ground level from Oxford Parish Council. If the Parish Council has not heard to the contrary by 10 March 2016, the work can proceed.

A Parliamentary briefing was received from NALC on the second reading of the Housing and Planning Bill in the House of Lords.

A Consultation on proposed changes to national planning policy has been received together with a copy of the response from the London Green Belt Council. District Councillor Edwards-Winser has prepared a draft response from Oxford Parish Council. Committee members will comment prior to the final response being issued (before 22 February 2016)

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Date of next meeting: 2 March 2016 at 9:15am in The School House.

The meeting closed at 10:35am.