

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 23 December 2015 from 9:15am

Present: Cllr M Whitehead (in the Chair)
Cllr J Edwards-Winser, Cllr J Verrall and Mr R Shelton (co-opted)

Also Present: Mrs S Palmer, Clerk
10 Members of the Public (for SE/15/03758)

Public Forum – No items were raised during the Public Forum.

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 meeting held on 9 December 2015 be signed as an accurate record.
- 4 a. New applications – The following applications were considered and the recommendations from Otford Parish Council will be submitted to Sevenoaks District Council.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/15/03758/FUL	Otford Scout Hut, Station Road, Otford	Erection of approximately 30m palisade fence adjacent to footpath SR48. Comments by 1 January 2016.	The Parish Council supports this application but would draw your attention to policy EN6, EN7 and EN8. This area is designated as an Open Green Space. Please note the applicant has indicated that the fencing will be painted green to blend into the landscape.	

SE/15/03749/HOUSE	55 High Street, Oxford	Dormer loft conversion. Comments by 31 December 2015.	Support. Please note that all the vertical faces of the dormer window should be tile hung to match the existing size and colour.	
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. Comments by 4 January 2016.	Support	
SE/15/03116/HOUSE Amended Application	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. Amendment: The elevations have been amended and the agent has confirmed the demolition of existing garage and erection of a detached double garage. Further comments by 6 January 2016.	Support	
<u>4.b Results</u>				
SE/15/03150/HOUSE	Oastside, Twitton Lane, Oxford	Erection of a single storey front extension. Conversion of garage into store and cloakroom.	Support	Granted
SE/15/02760/FUL	Land West of 7 Hale Lane, Oxford	Construction of a new detached three-bedroom dwelling.	Support	Refused
SE/15/02869/FUL	Orchard Hey, Rye Lane, Oxford	Demolition of existing barn. Construction of a stable block.	Support subject to the Green Belt 50% rule not being exceeded.	Refused
SE/15/03269/HOUSE	9 The Old Walk, Oxford	Demolition of existing garage and erection of larger replacement garage, with fire door into house.	Support	Granted

5. District Councillor's Report

SDC is now the busiest planning department in the County and over 90% of applications are dealt with within 8 weeks. It has been assessed that 80% of appeals have been won by SDC when decisions are challenged and Planning Enforcement is also proactive.

Challenges ahead for SDC include the Government changes to national planning policy and managing the impact on the local community and also the updating of the Local Plan.

6. Other

a. SE/15/03112/HOUSE – 105 Willow Park, Oxford – erection of a two storey side extension. This application has now been withdrawn.

b. DCLG Consultation on proposed changes to National Planning Policy.

The Department for Communities and Local Government (DCLG) has issued a consultation on proposed changes to the National Planning Policy Framework.

Changes are proposed in the following areas:

- . Broadening the definition of affordable housing, to expand the range of low cost housing opportunities for those aspiring to own their new home
- . Increasing residential density around commuter hubs, to make more efficient use of land in suitable locations.
- . Supporting sustainable new settlements, development on brownfield land and small sites, and delivery of housing allocated in plans.
- . Supporting delivery of starter homes.

Further details and comments can be made at [www.gov.uk /government/consultations](http://www.gov.uk/government/consultations).

The meeting closed at 11:00am.

Date of next meeting: 6 January 2016 at 9:15am in The School House.