

<p><b>OTFORD PARISH COUNCIL</b></p>	<p>Parish Clerk: Sharon Palmer 01959 524808 Email: clerk@otfordpc.co.uk</p>	<p>The School House 21 High Street Otford Sevenoaks Kent TN14 5PG</p>
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**MINUTES of a MEETING of the OPC PLANNING COMMITTEE at The School House on Wednesday 25 November 2015 from 9:15am**

Present: Cllr M Whitehead (in the Chair)  
Cllr J Edwards-Winsor, Cllr J Verrall 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 - None.
2. Declarations of interest not previously notified - Mr R Shelton did not participate in the discussion or vote for application SE/15/03407/HOUSE as a neighbour of the property concerned.
3. To agree the Minutes of the previous meeting - RESOLVED that the Minutes of the previous meeting 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/15/03407/HOUSE	Kent House, The Green, Otford	Demolition of existing garage and shed. Single storey rear and side extension together with alteration to entrance gateway and swimming pool in garden. Comments by 10 December 2015.	<p>Objection. The proposed development will affect the amenity of the neighbouring property due to height and proximity.</p> <p>The proposed development is contrary to EN1. It is not in harmony with the adjoining property, a Listed Building dating from 1730, and it considerably reduces the separation from this property.</p> <p>The increase in footprint of the proposed extension is in excess of 75% in relation to the present building. This increases the density on the site in this Conservation Area and it further reduces an already small garden by 30%.</p> <p>/cont ...</p>	

			The proposed development is contrary to EN23. It does not bring a positive architectural benefit to the Conservation Area. The residents in surrounding properties will suffer a loss of amenity resulting from noise during use of the swimming pool in this Conservation Area. It is also next to an area of the village highly visited by tourists.	
SE/15/03446/HOUSE	14 Rye Lane, Otford	Erection of a single storey rear extension with rooflights. Comments by 2 December 2015.	<b>Support</b>	
SE/15/03482/HOUSE	13 The Butts, Otford	Demolition of existing double garage/utility room to facilitate the erection of a new single storey side extension. Construction of new detached double garage. Comments by 9 December 2015.	<b>OPC supports the proposed development even though the garage roof height is thought to be excessive. The drive should be permeable.</b>	
SE/15/03512/HOUSE	59 Willow Park, Otford	Demolition of garage. Erection of part single/part two storey side and rear extension, new front extension with canopy and block paving to drive.	<b>Support</b>	
<b>4.b Results</b>				
SE/15/01711/FUL	60 High Street, Otford	Change of use from B1 (offices) to C3 (residential) to provide 5 no. 2 bed dwellings with associated parking.	<b>Support</b>	<b>Granted</b>
SE/15/02888/HOUSE	12 Rye Lane, Otford	Erection of a single storey rear extension with two roof lights.	<b>Support</b>	<b>Granted</b>
SE/15/02083/FUL	Bartram Farm House, Old Otford Road, Sevenoaks	Installation of a telecommunication mast, associated equipment and access to replace existing mast located approx 85 meters to the South West.	<b>Support</b>	<b>Granted</b>
SE/15/02917/HOUSE	Martins, Shoreham Road, Otford	Proposed single storey side extension and alterations to fenestration to rear and side elevations.	<b>Support</b>	<b>Granted</b>
<b>4.c Trees</b>				

5. District Councillor's Report

Otford Parish Council has been advised that the revised plan for the new railway crossing at Otford Station has been rejected by Network Rail due to additional expense and length of time to carry out the construction.

Scout Fence. It has been reported that cars are being driven down to the Scout Hut to collect children. The area is becoming very muddy from the cars and pedestrians are expressing concerns about cars using this area from a safety viewpoint.

6. Other

- a. SE/15/03020/MMA – Llamados. Shoreham Road Otford. Minor material amendment to application SE/14/03848/FUL for 'Demolition of the existing detached property, subdivision of the plot and the construction of two new detached dwellings' to show proposed Air Source Heat Pump to plot 1 & 2, and conversion of garage roof space to provide storage. This application has been withdrawn.
- b. London Green Belt Council. A copy of the Treasurer's Report and Accounts has been received.
- c. Sevenoaks District Council is preparing a new Local Plan to cover the period up to 2035. A Local Plan Placemaking Workshop is being held at Shoreham Village Hall on Thursday 18 February 2016 at 7:30pm. Cllr M Whitehead and Mr R Shelton will attend.
- d. Sevenoaks District Council is holding a Parish and Town Council Forum at 7pm on Thursday 3 December at the Council Offices. Information will be given on the Local Plan and updates to the CIL and other planning issues.
- e. SE/15/02832/HOUSE - The Stables Annexe, Park Farm, High Street, Otford. For information only – the address of this application has changed from The Stables to The Stables Annexe.

Date of next meeting: 9 December 2015 at 9:15am in The School House.