

Minutes – Planning Committee Meeting – 29 April 2015

Minutes – Planning Committee Meeting – 29.4.2015 at 9:15am, Otford Parish Office

Present: Cllr J Edwards-Winsor, Cllr Mrs J Lawrey, Cllr M Whitehead, Clerk

Also Present: 1 Member of the Public

1 – Apologies - Apologies were received from Cllr J Verrall.

2 - Declarations of interest not previously notified - There were no declarations of interest.

3 – To agree the Minutes of the previous meeting - The Minutes of the previous meeting were signed as an accurate record of the meeting.

4 a. New applications – The following applications were considered:

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/15/00803/H OUSE	Reedhatch, Telston Lane, Otford	Demolition of existing detached garage and erection of extension with rooms in the roof to existing dwelling, and incorporation of new front porch and integral garage. Comments by 30 April 2015	Support the application.	
SE/15/00881/ FUL	Land North of Pilgrims Oasts, Station Road, Otford	Construction of a 10 room care home with 3 staff apartments Comments by 1 May 2015.	<p>Otford Parish Council objects to the proposed development.</p> <p>The proposed development is in an area designated as an Open Green Space.</p> <p>Whilst the Parish Council does recognise the need for care homes, the proposed site is totally inappropriate. The site is</p>	

Minutes – Planning Committee Meeting – 29 April 2015

			<p>on a bend in the road, when approaching from the west over the railway bridge and that part of the designated area is prominent and even with screening it would not be possible to mitigate the intrusive nature of the proposed development on this area of undeveloped green space which contributes to the visual amenity in this part of the village.</p> <p>The proposed development does not conform to policy EN9 of the Local Plan.</p> <p>The proposed use for residential purposes will add to the traffic in this very busy part of the village. Cars, emergency vehicles, servicing vehicles etc will be attending the premises 24 hours a day and lighting both inside and outside the proposed development would be intrusive at night.</p> <p>Access to and from the proposed development would not be wheelchair friendly. The proposed development provides</p>	
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Minutes – Planning Committee Meeting – 29 April 2015

			<p>no onsite parking, with the suggestion made that parking would be in Otford Station car park. The gradient from the car park to the proposed building is 1 in 9 at the steepest point.</p> <p>The proposed development would cause significant detriment to the amenities of the locality contrary to the Local Plan.</p>	
SE/14/04015/H OUSE	Hillydeal Cottage, 14b Hillydeal Road, Otford Amended application	Demolish flat roof side extension and remove pitched roof of remaining building. Rebuild side extension and raise walls of the whole building and build new pitched roof to create first floor bedroom accommodation. Changes to fenestration. Amendment: Elevational alterations. Comments by 8 May 2015.	Support the application and accept the amendments.	
SE/15/00666/H OUSE	6 Tudor Crescent, Otford. Re-validated and amended application.	Demolition of existing garage to incorporate a two storey rear and single storey side extension. Erection of a new porch. Comments by 7 May 2015.	Support the application.	
SE/15/00840/L BCALT	The Horns, 66 High Street, Otford	Change of use, conversion and refurbishment of Public House to 2 three bedroom dwellings to include demolition of single storey existing rear extension and erection of front/side and rear single storey extensions. Demolition of free standing	Support the application subject to the Conservation Officer being satisfied.	

Minutes – Planning Committee Meeting – 29 April 2015

		garage and erection of 2 shed and log stores, rear car parking, hard and soft landscaping and associated works. Comments by 12 May 2015.		
SE/15/00559/ MMA	Llamedos, Shoreham Road, Otford	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. Amendment: Removal of solar panels from flat roof of dwellings.	Support the amendment.	
<u>4.b Results</u>				
SE/15/00381/H OUSE	Shelleys, Shoreham Road, Otford	Erection of a two storey front/side extension.	Support	Granted
SE/15/00246/ FUL	Land South of Fairacre Wood, Shoreham Road	Proposed detached dwelling on Land adjacent to Fairacre Wood	Support	Granted
SE/15/00561/H OUSE	38 Willow Park, Otford	Demolition of existing garage and the erection of a single storey side and rear extension.	Support	Granted
SE/15/00430/H OUSE	16 Bubblestone Road, Otford	Partial demolition of existing single storey to west flank, erection of a single storey extension to rear and alterations to fenestration.	Support	Granted
<u>4.c Appeals</u>				

Minutes – Planning Committee Meeting – 29 April 2015

SE/14/02074/ FUL APP/G2245/W/ 15/3007600	Hopgarden Farm, Telston Lane, Otford	Conversion of former stables to 2 bed dwelling including link. An appeal has been made against the refusal of SDC to grant planning permission. Appeal to be determined by written representations (by 19 May) and a site inspection.		
<p><u>5. District Councillor's Report</u> - There were no new items to report.</p> <p><u>6. Other</u></p> <p>a. SE/15/00666/HOUSE – 6 Tudor Crescent, Otford. Demolition of existing garage to incorporate a two storey rear and single storey side extension. Erection of a new porch. This application is no longer valid and is no longer under consideration as the measurements on the block plan and the proposed plan do not match.</p> <p>b. SDC Community Infrastructure Levy (CIL) Infrastructure Plan – Request for information by SDC on infrastructure needed to support development. The Clerk will updated the previous submission.</p> <p>The meeting closed at 10:50am.</p> <p>Date of next meeting: 13 May 2015</p>				