

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 3 February 2016 from 9:15am

Present: Cllr M Whitehead (in the Chair)
District

Ir J Edwards-Winser, Cllr J Verrall and Mr R Shelton (co-opted)

Also Present: Mrs S Palmer (Clerk) and two members of the public

Public Forum.

The new purchaser of The Crown Public House outlined his thoughts for the future of the building.

1. Apologies for Absence - None.
2. Declarations of interest not previously notified – Cllr Verrall declared an interest as a neighbour of SE/15/03886/FUL in respect of the driveway only.
Mr Shelton did not participate in the discussion or vote for application SE/16/00066/HOUSE as a neighbour of the property.
3. To agree the Minutes of the previous meeting – RESOLVED that the Minutes of the meeting held on 20 January 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/16/00066/HOUSE	Kent House, The Green, Otford	Demolition of existing garage and shed. Erection of a single storey rear and side extension together with alteration to entrance gateway and swimming pool in garden. Comments by 17 February 2016.	<p>Objection. The proposed development does not comply with EN1 and EN4 of the ADMP within a Conservation Area. The proposed development does not enhance the neighbouring Listed Building (The Corner House). Although the utility area has been removed, this has been replaced by a white faced end wall which will be clearly visible from the street and impacts on the street scene in this sensitive Conservation Area. The untypical metal trellised gate will do material harm to the character of the</p>	

			Conservation Area and produce a fortified appearance to the development. The development significantly increases the footprint of the property with the result that the garden area at the rear of the property is considerably reduced.	
SE/16/00088/FUL	The Farm, Twitton Lane, Oxford	Demolition of existing outbuildings and the detached house and the construction of a new detached house. Comments by 16 February 2016.	Support. Any driveway surfacing alterations should be permeable in accordance with the regulations. Comment: It is recommended that permitted development rights should be removed for the rest of the site.	
SE/16/00095/HOUSE	105 Willow Park, Oxford	Demolition of existing lobby to facilitate the erection of a two storey side extension. Comments by 10 February 2016.	Support	
SE/15/03886/FUL	Little Orchard, 22 Pilgrims Way East, Oxford	Demolition of existing dwelling and the erection of a replacement house with subterranean basement. Comments by 9 February 2016.	Support. There is a need for an archeological watching brief because of its proximity to the Progress Roman Villa which is known to sit across all neighbouring gardens. The spoil from the basement should be removed from the site. As this is a shared driveway, the rights of way of neighbours should not be impeded.	
SE/15/03963/HOUSE Amended Application	107 Evelyn Road, Oxford	Additional dormer windows to side and rear. This application has been amended to show pre development existing plans and elevations. <u>Further</u> comments by 11 February 2016.	Objection. The current built form is not subservient to the main building. The replacement of the hips with gable ends is out of character with other conversions in the road and the street scene. OPC would like it to be returned to the approved plans.	
<u>4.b. Trees</u>				
SE/16/00196/WTCA	St Bartholomews Church, The Green, Oxford	Various works to trees in the Conservation Area.	The Committee noted the work to be carried out.	

<u>4.c. Results</u>				
SE/15/03678/HOUSE	24 The Charne, Oxford	Erection of a side and rear single storey extension.	Support	Granted
SE/15/03686/HOUSE	The Gables, Tudor Crescent, Oxford	Detached outbuilding with a new flat roof instead of pitched roof.	Support	Granted
SE/15/03749/HOUSE	55 High Street, Oxford	Dormer Loft Conversion	Support	Granted
SE/15/03758/FUL	Oxford Scout Hut, Station Road, Oxford	Erection of approximately 30 metres palisade fence adjacent to footpath SR48.	Support	Granted
<p><u>5. Appeals</u></p> <p>Appeal A. APP/G2245/W/15/3007600 (SE/14/02074/FUL) – Hopgarden Farm, Telston Lane, Oxford An appeal was made against the refusal of Sevenoaks District Council to grant planning permission for the conversion of former stables to 2 bed dwelling including link. Decision: The appeal did not succeed.</p> <p>Appeal B. APP/G2245/C/14/3000490 – Hopgarden Farm, Telston Lane, Oxford An appeal was made against the enforcement notice issued by Sevenoaks District Council to discontinue the use of the buildings on the Land for domestic storage and for residential purposes. Decision: The appeal succeeds with regard to the period for compliance. The notice is varied to extend the period and is upheld.</p> <p><u>6. District Councillor's Report</u></p> <p>District Councillor Edwards-Winsor reminded the Committee that the Local Plan Placemaking Workshop will be held on 18 February 2016 at 7:0pm at Shoreham Village Hall.</p> <p><u>7. Other</u></p> <p>Date of next meeting: 17 February 2016 at 9:15am in The School House.</p>				