

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 6 July 2016 from 9:15am

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

Also Present: District Councillor J Edwards-Winser

Clerk: Mrs S Palmer. No items were raised in the Public Forum.

1. Apologies for Absence – None.
2. Declarations of interest not previously notified – None.
3. It was RESOLVED that the Minutes of the meeting held on 22 June 2016 be signed as an accurate record of the meeting.
- 4a. New applications – The following applications were considered and OPC recommendations will be sent to Sevenoaks District Council.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/16/01699/HOUSE	The Den, Shoreham Road, Otford	First floor side extension with part two storey side extension, single storey rear extension, alteration to front elevation and detached garage. Comments by 11 July 2016.	Objection. The extension is not subservient. The garage is in front of the property which is not in accordance with SDC RESPD 4.5.1 There is a change to the visual appearance of the property in the street scene in that the typical (the local vernacular) tile hanging has been removed and replaced with rendering.	
SE/16/01748/MMA	Land to the South of Fairacre Wood, Shoreham Road, Otford	Minor material amendment to application SE/15/00246/FUL for the proposed detached dwelling on Land adjacent to Fairacre Wood. In order to remove photovoltaic panels to the roof and make alterations to the fenestration, including the removal of dormer and inclusion of high level roof lights. Comments by 15 July 2016.	Support	

SE/16/01749/FUL	Land to the South of Fairacre Wood, Shoreham Road, Otford	Proposed detached dwelling on land adjacent to Fairacre Wood and erection of a detached garage. Comments by 15 July 2016.	Objection. The garage is in front of the property which is contrary to SDC RESPD 4.5.1	
SE/16/01787/FUL	Fairacre Wood, Shoreham Road, Otford	Demolition of the existing double garage and construction of a linked double garage with accommodation above. Rebuilding of first floor walls. Various extensions and alterations to existing dwelling comprising replacement roof to provide habitable accommodation, alterations to fenestration and relocation of vehicle access. Comments by 11 July 2016.	Objection. By having a linked garage it creates additional bulk and alters the street scene. On the side facing Shoreham Road (front) it now has dormers facing the main road on the third floor which is contrary to the Otford VDS 2	
SE/16/01812/HOUSE	13 The Old Walk, Otford	Demolition of existing sun room and kitchen to allow for the erection of a single storey rear and side extension, with addition of roof-lights. Conversion of double garage into habitable space. Various internal and fenestration alterations. Comments by 13 July 2016.	Support	
SE/16/01826/HOUSE	2 New Barns Farm Cottages, Telston Lane	First floor extension to front elevation on timber supports. Comments by 13 July 2016	Objection. This addition to the already extended property significantly exceeds the 50% rule applicable within the Green Belt.	
4.b Results				
SE/16/01141/FUL	Land rear of 7 Hale Lane, Otford	Demolition of existing shed. Erection of a dwelling.	Support	Refused
SE/16/01157/HOUSE	2 Flowerfield, Otford	Erection of a single storey side and rear extension.	Support	Granted

5. District Councillor's Report - there were no items to report.

6. Other

SE/16/01672/MMA – Devon House, 49 High Street, Otford. Minor Material Amendment to application SE/15/03309/HOUSE (Removal of front right hand dormer, reduce height of left hand front dormer. Reduce the height and width of rear dormer) to alter the rear dormer dimensions. **Note: This application has been withdrawn.**

SE/16/00995/HOUSE – Akenfield, 35 Greenhill Road, Otford. Erection of first floor extension. Part demolition of single storey rear extension. Erection of detached garage. Relocation of main entrance. Conversion of existing garage to habitable space with changes to fenestration. Loft conversion. **Note: This application has been withdrawn.**

7. Appeal Decision.

SE/15/03963/HOUSE – 107 Evelyn Road, Otford.

Development – Additional dormer windows to side and rear of property.

The appeal was made under section 78 of the Town & Country Planning Act 1990 against a refusal to grant planning permission made by Sevenoaks District Council.

Result. The appeal is allowed and planning permission granted for additional dormer windows to side and rear of property.

8. List of Potential Development Sites. Two sites have been withdrawn. One at the rear of Knighton Road and one at the Bartram Farm site. There were no comments concerning the accuracy of the information presented.

Date of next meeting: 20 July 2016 at 9:15am in The School House.