

<b>OTFORD PARISH COUNCIL</b>	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 12 October 2016 from 9:15am**

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

Also Present: District Councillor J Edwards-Winser  
Clerk, Mrs S Palmer  
1 Member of the Public

Public Forum. A member of the public attended the meeting and spoke about the planning application for Land North of 28 Well Road. The application was discussed but it was agreed that no further representation would be made by OPC. The resident was advised to put in a representation to SDC.

1. Apologies for Absence - Cllr N Rushby
2. Declarations of interest not previously notified – None.
3. Minutes of the previous meeting. It was RESOLVED that the Minutes of the previous meeting held on 28 September 2016 be signed as an accurate record of the meeting.
- 4a. New applications –The following applications were considered and recommendations made by OPC will be sent to Sevenoaks District Council.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/16/02806/HOUSE	28 Warham Road, Otford	Replace existing glass roof to conservatory with a pitched and tiled roof to match existing property with roof lights. Comments by 14 October 2016.	<b>Support. The application appears to be compliant with planning requirements and the VDS.</b>	
SE/16/02642/HOUSE Amended Application	Willow House, Sevenoaks Road	Demolition of existing side extension. Construction of a 2 storey side extension. Single storey rear extension. Construction of living accommodation in roof space. Amended as follows: Ridge line lowered by 500mm, dormer window repositioned on rear elevation, 2no. rooflights indicated on front elevation, window on left flank elevation hatched to indicate its removal. Further comments by 19 October 2016.	<b>Support. The amended application appears to have complied with OPC/SDC recommendations.</b>	

SE/16/02877/HOUSE	38 Pilgrims Way East, Otford	Demolition of existing front/side ground floor extension and rear dormer and erection of a part single and part two storey front extension and single storey side extension, and three roof lights to the rear. Comments by 20 October 2016.	<b>Objection. The property is located in the Green Belt. The house would appear to have been previously extended and may not meet the 50% rule.</b>	
SE/16/02897/FUL	Land to the South of Fairacre Wood, Shoreham Road	Erection of a detached double garage. Comments by 26 October 2016.	<b>Objection. The garage is in front of the property which is contrary to SDC RESPD 4.5.1. The proposal due to its siting, bulk and the topography would be unduly prominent, causing harm to the character and appearance of the street scene and harmful to the character of the Area of Outstanding Natural Beauty, contrary to Policies EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan and the NPPF.</b>	
4.b Results				
SE/16/01978/HOUSE	Leighs, Shoreham Road, Otford	Proposed roof alterations, including alteration to front roof line. Removal of rear dormer to incorporate new rear gable. Proposed front porch and alterations to fenestration.	<b>Support</b>	<b>Refused</b>
SE/16/02442/FUL	First Floor, 28a High Street, Otford	Change of use from offices to a dwelling.	<b>Support</b>	<b>Granted</b>

5. District Councillor's Report

District Councillor Edwards-Winser advised that the photographs relating to the Village Design Statement are being merged into the narrative by Sevenoaks District Council prior to being printed. The narrative has been agreed by SDC.

6. Other

Tree Preservation Order

OPC has received notification from Sevenoaks District Council that a Tree Preservation Order has been placed on trees (marked T9 on the associated drawing) within the boundary of Russell House in Station Road, Otford.

SE/16/02919/WTCA – Kent House, The Green, Otford. SDC has given notice of work to trees at this location. Crown reduce 1 Apple tree by 30%. Remove the branches of a Sycamore tree growing towards the house.

SE/16/02286/HOUSE – 10 Shinecroft, Rye Lane, Otford – Amended application – for information only.

This application has been amended as follows:

Amended plan showing North point and further information received.

Hopgarden Farm. SDC Planning Enforcement has written to advise that a caravan has been placed on the land for residential purposes. The owners have been advised that this breaches planning control and the caravan must be removed by 21 October 2016.

Date of next meeting: 26 October 2016 at 9:15am in The School House.