

<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 for a MEETING of the OPC PLANNING COMMITTEE at The School House on Wednesday 15 February 2017 from 9:15am**

Present: Cllr J Verrall (in the Chair)  
Cllr N Fothergill, Cllr N Rushby, Mr R Shelton (co-opted).  
Also Present: District Councillor J Edwards-Winser  
Clerk: Mrs S Palmer

Public Forum. No items were raised in the Public Forum.

1. Apologies for Absence were received from Cllr M Whitehead.
2. Declarations of interest not previously notified - None.
3. The Minutes of the previous meeting held on 1 February 2017 were AGREED as being an accurate record of the meeting.
- 4 a. New applications – The following applications were considered and recommendations will be submitted to Sevenoaks District Council.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/16/03885/HOUSE	2 The Charne, Otford	Demolition of single storey side extension. Erection of a two storey side extension.	<b>Support. The application complies with the RESPD. It is subservient to the existing property and set back within the site.</b>	
SE/17/00164/FUL	6 Tudor Drive, Otford	Erection of a first floor side extension and a single storey rear extension. A new ramped access to the side of the property. Removal of chimney. Alterations to fenestrations and internal alterations. Conversion of garage into habitable room. Comments by 16 February 2017.	<b>Objection. The style of the property is not in keeping with the street scene. The application is not 1 meter from the boundary over the full height of the first floor. OPC does not object to the ramps. OPC does not object to the conversion of the garage.</b>	
SE/17/00234/HOUSE	Windy Ridge, Shoreham Road, Otford	Erection of single storey rear extensions. Demolition of single storey side extension. Erection of a single storey side extension. Erection of a single storey side infill extension. Comments by 21 February 2017.	<b>Support subject to the Green Belt 50% rule not being exceeded.</b>	

SE/17/00257/HOUSE	11 Coombe Road, Oxford	Erection of a single storey garage. Comments by 22 February 2017.	<b>Support. Please refer this application to the Tree Officer within SDC for his consideration.</b>	
SE/17/00279/HOUSE	Broughton Manor, High Street, Oxford	Construction of a new garden and machinery store to be located on the site of the original, now derelict greenhouse. Comments by 23 February 2017.	<b>Objection. Notwithstanding the Heritage Report, Oxford Parish Council objects to this proposal for reasons of mass, height and bulk. The proposal would be fully visible from the entrance gate, is disproportionate and does not fit into the Conservation Area. The ridge height should be reduced uniformly to the lower of the two ridge heights and should be consistent with the proportions of the existing garage.</b>	
SE/16/03296/FUL – Amended Application. <b>For Information Only.</b>	McDonald’s Restaurant, Riverside Retail Park, Old Oxford Road, Sevenoaks	Reconfiguration of the car park and drive thru lane to accommodate the introduction of side by side ordering, including a new island for signage and amendments to kerb lines with associated works to the site. Alterations to elevations to include a new “Folded Roof” concept, comprising of new aluminium cladding to the roof and new style drive thru booths. Installation of extensions, totaling 27 sqm. The installation of 2 no Customer Order Displays (COD). New fascia signs to be installed. Installation of container and associated works. Amendment: Revised existing and proposed shopfront elevation.	OPC noted the amendment.	
SE/17/00210/HOUSE	30 Rye Lane	Removal of Canopy. Erection of porch. Comments by 1 March 2017	<b>Support. The proposed application appears to meet planning requirements.</b>	
<u>4.b Results</u>				
SE/16/03489/CAN	BT telephone Box North of 65 Pilgrims Way West, Oxford	Removal of BT Public Payphone	<b>Support</b>	<b>No Objection Lodged.</b>

SE/16/03594/HOUSE	Akenfield, 35 Greenhill Road, Oxford	Proposed first floor extension to principal elevation. Part demolition and reconfiguration of existing single storey extension to rear. Proposed loft conversion. Relocation of principal entrance to main dwelling. Proposed new gates and landscaping. Various alterations to the external fenestrations.	<b>Support</b>	<b>Granted</b>
<p><u>5. Trees</u> SE/17/00258/WTCA – Park Farm House, High Street, Oxford. Application for Work to a Yew Tree in a Conservation Area. This is for information only.</p> <p><u>6. District Councillor's Report</u> There were no items to report.</p> <p><u>7. Other</u> Committee Members have been sent a link to the Government White Paper entitled “Fixing our broken housing market”. Comments are invited.</p> <p>Date of next meeting: 1 March 2017 at 9:15am in The School House.</p>				