

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 16 September 2015 from 9:15am

Present: Cllr J Verrell (in the Chair), Cllrs J Edwards-Winsor and Cllr I Roy
Also Present: Mrs S Palmer (Clerk)

Public Forum. No members of the public were present.

1. Apologies for Absence were received from Cllr M Whitehead and Mr R Shelton.
2. Declarations of interest not previously notified: None
3. To agree the Minutes of the previous meeting. It was RESOLVED that the Minutes of the previous meeting held on 2 September 2015 be signed as an accurate record of the meeting.
- 4 a. New applications – The following applications were considered by the Committee:

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/15/01974/ HOUSE Amended Application	3 Flowerfield, Otford	Demolition of existing porch and garage. Erection of single storey front extension and single storey rear extension. Erection of part single storey part two storey side extension. Internal alterations and extension to front driveway. Amendment: Amended application description and plans. Further comments by 24 September 2015.	Support	
SE/15/02348/ FUL	Unit 3, Block 9, Vestry Road, Sevenoaks	Installation of 5 no. air conditioning condenser units, housed in white coated steel cages for protection extractor vent to east and west elevations and signage on east and north elevations. Comments by 22 September 2015.	Support	
SE/15/02359/ ADV	Unit 3, Block 9 Vestry Road, Sevenoaks	1 no. internally illuminated retail fascia, 1 no. externally illuminated trade fascia, 2 no. non-illuminated fascia signs, 2 no. external vinyl signboards. Comments by 29 September 2015.	Support	

SE/15/02418/ HOUSE	58 Well Road, Oxford	Erection of a tree house. Comments by 22 September 2015.	Support	
SE/15/02691/ LBCALT	The Grange, High Street, Oxford	Temporarily dismantle and set aside an existing set of painted timber gates and temporary removal of painted brick gate post to improve site access to The Grange for construction traffic. Comments by 25 September 2015.	Support	
SE/15/02690/ HOUSE	The Grange, High Street, Oxford	Demolition of existing swimming pool and surrounds. Comments by 25 September 2015.	Support	
SE/15/02751/ LBCALT	The Grange, High Street, Oxford	Demolition of an existing chimney and proposed minor alterations to the roof form and fenestration pattern of the approved eastern extension. Comments by 20 September 2015.	Support subject to the Conservation Officer being satisfied.	
SE/15/02209/ HOUSE	Mulberry Cottage, Row Dow, Oxford	Proposed rear orangery for use as kitchen. Proposed construction of rear dormer and increase height of three front dormers. Comments by 29 September 2015.	Objection. There is insufficient detail on the drawings to be able to determine the height and design of the wall between the house and the garage. The proposed wall would be contrary to the Village Design Statement in terms of openness and views. We are also concerned that the building with this extension might exceed the 50% limit. However we have no prior knowledge of the 1948 footprint.	
SE/15/01594/ HOUSE	Burfield, Pilgrims Way East, Oxford	Enlargement of garage door, amend the roof to hips and the installation of an additional roof light to rear. Relocation of rear garage door to right flank elevations and amend the rear elevation to render. Installation of side lights to entrance door to garage extension. Comments by 1 October 2015.	Support	
SE/15/02666/ HOUSE	25 High Street, Oxford	Erection of a single storey part flat and part pitched roofed rear extension with roof lights.	Support subject to the Conservation Officer being satisfied.	

<u>4.b Results</u>				
SE/15/01972/ HOUSE	9 The Old Walk, Oxford	Proposed enlargement of existing garage and fire door into house.	Objection	Refused
SE/15/02131 HOUSE	7 Hale Lane, Oxford	Demolition of a detached garage to the rear and porch of side elevation. The erection of a side garage extension for car and storage and creation of a new hard-standing area.	Objection	Refused
SE/15/01766/ HOUSE	57 Pilgrims Way West, Oxford	Demolition of existing garage and rear extension, removal of existing roof. The erection of new side/rear extensions.	Support	Granted
<u>4.d Trees</u>				
SE/15/02735/ WTCA	The Grange, High Street, Oxford	Fell 1 (no.) Yew tree (CA)	Noted	
SE/15/02774/ WTCA	The Chantry, The Green, Oxford	Various works to trees.	Noted	
<u>5. District Councillor's Report</u>				
<p>District Councillor Edwards-Winsor advised that the Planning Officer reviewing the proposed application for a telecommunications mast at Bartram Farm (SE/15/02083/FUL) has identified a problem with the creation of a new access of Old Oxford Lane. This new access would involve the removal of a mature Oak tree. The Tree Officer at SDC has also raised a concern due to the high amenity value of this tree. The Clerk will contact the Tree Officer and enquire about whether a TPO should be placed on this Oak tree.</p> <p>Network Rail. SDC has commented to District Councillor Edwards-Winsor that it will be difficult to refuse the application for a new bridge at Oxford Station. They have pointed out that their comment on the application will include a statement that an alternative design showing a re-alignment of the bridge is available and that the Parish Council would find the alternative design more acceptable.</p> <p>Sevenoaks District Council will be inviting local residents, landowners, developers and businesses to submit land for consideration as part of the future plans for development in the District. SDC is particularly looking for suitable brownfield sites (as well as other land) which can be developed to help provide for future housing, employment, retail, community and leisure facilities.</p> <p>As the District is heavily constrained with 93% in the Green Belt and 60% in the Area of Outstanding Natural Beauty, the Council will be asking for help in finding other suitable sites which could be developed for housing, including land which may currently be under-used, derelict or covered in tarmac.</p>				
<u>6. Other</u>				
There were no other items to report.				

The meeting closed at 11:15am.

Date of next meeting: 30 September 2015 at 9:15am in The School House.