

OTFORD PARISH COUNCIL	Parish Clerk: Sharon Holt 01959 524808 Email: clerk@otfordpc.co.uk www.otfordpc.kentparishes.gov.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 17 January 2018 from 9:15am

Present: Cllr M Whitehead (in the Chair), Cllr N Rushby and Mr R Shelton
 Also Present: District Councillor J Edwards-Winsor, Clerk and 1 member of the public for the duration of the Public Forum

Public Forum. Mr Gulliver attended the public forum to discuss a potential application.

1. Apologies for Absence – None.
2. Declarations of interest not previously notified. Cllr Rushby advised that he was the applicant for item 7 (SE/17/3860/WTCA).
3. Minutes of the previous meeting. RESOLVED that the Minutes of the previous meeting held on 6 December were agreed and signed as being an accurate record of the meeting.
- 4 a. New applications – To submit application responses for the applications below and any other applications that require a response before the next meeting of the Committee.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/17/03885/FUL	Conway House, Vestry Road, Otford	Third floor extension to form additional office accommodation (B1-A2) plus extension of central staircase to provide access to new roof terrace. Comments by 18 January 2018	Support. The application appears to meet planning requirements.	
SE/17/03874/FUL	Land north west of Bramble Cottage, Shoreham Road, Otford	Demolition of existing outbuildings. Erection of a detached dwelling and detached garage. New access drive and vehicular crossover and gates. Comments by 18 January 2018	Support. It is similar to a previously approved application.	
SE/17/03807/HOUSE	Kursella, Sevenoaks Road, Otford	Demolition of dormer. Erection of a side first floor extension, single storey side garage extension and a single storey rear extension with rooflights. Proposed porch to front elevation. Comments by 19 January 2018	Support. The application appears to meet planning requirements.	
SE/18/00053/LDCEX	21 The Charne, Otford	Erection of dormer to rear to create a habitable room within the roof space. Comments by 2 February 2018	Objection. This is a disproportionate loft extension. In our opinion it contravenes the RESPD	

			chapter 4.3 and is not lawful under planning regulations.	
4.b Results				
SE/17/03229/HOUSE	55 Sidney Gardens, Otford	Demolition of rear extension and part side extensions, front porch and chimney. Erection of a 2 storey rear extension and front porch. Reconstruction of existing single storey side extension. Raising the roof to convert the existing roof space into additional accommodation with rooflights and dormers to front and side. Internal alterations. Erection of a detached garden room.	Objection	Refused
SE/17/02940/HOUSE	60 Well Road, Otford	Erection of a ground and first floor extension at front and rear, new bay window at ground floor to match the existing and new rooflights.	Objection	Granted
SE/17/03365/LDCEX	Mallards, Old Otford Road	Erection of a single storey rear extension	Support	Refused
SE/17/03506/HOUSE	The Croft, 24 Coombe Road	Ground and first floor extension.	Support	Granted
SE/17/02514/FUL	New Barn Farm, Telston Lane, Otford	Proposed conversion of a dilapidated and disused agricultural farm building into a residential dwelling.	Support	Granted
SE/17/03646/FUL	Mille Fleurs, 12 High Street, Otford	Conversion of first and second floors to office space, including a new entrance door and 3 no. rooflights.	Support	Granted
<p>5. Trees SE/17/03798/WTCA – Otford Village Pond, The Green, Otford. Development: T1 Willow, Otford Pond – Remove CA. SE/17/03860/WTCA – Chantry Cottage, The Green, Otford. Development: Fell 1 Silver Birch tree CA, SE/17/03861/WTCA – 9 Bubblestone Road, Otford. Development: Various works to trees CA.</p>				
<p>6. District Councillor's Report District Councillor Edwards-Winsor had no new items to report.</p>				
<p>7. Appeal – SE/16/03001/FUL – Hopgarden Farm, Telston Lane, Otford An appeal has been made to the Secretary of State against Sevenoaks District Council's refusal to grant planning permission for a proposed new mobile home, touring caravan, utility building and installation of a septic tank at Hopgarden Farm, Telston Lane, Otford. The appeal will be determined by a Hearing.</p>				

Appeal – SE/17/01442/HOUSE – Broughton Manor, High Street, Otford

An appeal was made against the decision by Sevenoaks District Council to refuse the proposed demolition of an existing greenhouse base and construction of a new machinery store. Decision: The appeal is allowed and planning permission is granted.

8. Neighbourhood Plan

The next meeting of the Neighbourhood Plan Working Group will take place on 18th January 2018. Volunteers will be asked to identify their skills and will be allocated to work on various aspects of the Plan. The Parish Council will be taking a backward step and volunteers encouraged to take the project forward.

9. Other

SE/17/03836/HOUSE – Summerleaze, 40 Pilgrims Way East, Otford – Please note this application was decided by OPC under delegated authority.

Development: Demolition of existing rear conservatory and glazed roof terrace. Demolition of existing bay window and entrance canopy. Erection of new single storey extension to front forming a matching gable, and extension/alterations to form new entrance canopy. New gables formed and rear roof and rear dormer reconstructed with new front dormer to form new first floor accommodation. Internal alterations, including new stairs.

OPC Recommendation: Support. The application appears to meet planning requirements.

SE/17/03306/HOUSE – 12 Orchard Road, Otford

Development: Erection of a two storey side, single storey front and rear extensions. Landscaping works.

Members noted that the current application on this site is due to be considered at the meeting of the Development Control Committee at SDC on 25 January 2018 at 7pm.

KCC Mineral and Waste Local Plan Consultation

KCC has issued the Kent Mineral Sites Plan Options and Early Partial Review of the Kent Minerals and Waste Local Plan Consultations. It was noted that Otford is not affected by this consultation.

Sevenoaks Town Neighbourhood Plan. Members noted the steering committee meeting scheduled for 15 January 2018 has been cancelled. The meeting will now take place on 29 January 2018 at 6pm.

The meeting closed at 11am.

Date of next meeting: 31 January 2018 at 9:15am in The School House.