

Minutes of a Planning Committee Meeting held on 18 February 2015 at 9:15am, Otford Parish Office

Present: Cllr M Whitehead (in the Chair), Cllrs D Cracknell and J Verrall

In attendance: Clerk and 3 members of the public.

Public Forum – no questions were raised

1 – Apologies – Cllr J Edwards-Winser

2 - Declarations of interest not previously notified – None.

3 a. New applications – The following consultation responses were submitted to Sevenoaks District Council.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/15/00225/ HOUSE	2 Tudor Drive, Otford	Demolition of existing single storey extension and steps to south elevation. The erection of a new single storey extension, new canopy to side entrance, alterations to fenestration on all sides and internal alterations. Comments by 20 February 2015.	Support.	
SE/15/00246/ FUL	Land to the South of Fairacre Wood, Shoreham Road, Otford	Proposed detached dwelling and detached garage on land adjacent to Fairacre Wood. Comments by 27.02.15	OPC supports the application. However, we would comment that the front facing roof light should be replaced by lantern lighting in the area of flat roof not visible from the front. The Access and Design Statement refers to a two storey building and the front facing roof light is therefore unnecessary. The description proposes a detached garage however this is not visible on the plans and would not be	

			supported by OPC.	
SE/15/00299/ HOUSE	The Grange, High Street, Otford	Partial demolition of existing dilapidated barn, and erection of replacement barn to be used as a residential annexe to The Grange. Removal of existing timber gates, to be replaced with new metal gate and railing, set-back to create space to allow a car to pull into the drive safely. Erection of wall and new timber clad three-bay garage barn. Comments by 27.02.2015	OPC objects to this application for the following reasons: 1. Change of use from an existing barn to a residential property. A traditionally built building is being changed from a barn to a house. 2. The existing roof structure appears to be significantly older than Victorian as suggested and should therefore be conserved. 3. The purpose and integrity of the original building has been lost completely. 4. The proposed building has an increased height and bulk compared to the existing. 5. We are supportive of the proposed change of access and the proposed gate. 6. The proposed garage, with regard to bulk and mass is too large and is not in keeping with the local building vernacular. We are concerned that it will unbalance the site. The design and appearance of the new proposed garage appears to be a modern version of a 1950 corrugated iron garage block.	

<u>3.b Results</u>				
SE/14/03194/ HOUSE	41 Knighton Road, Oxford	Erection of a two storey side and rear extension with balcony, and a single storey rear extension with roof lantern, and changes to fenestration.	Support	Granted (conditions)
SE/14/03462/ CONVAR	52B Pilgrims Way East, Oxford	Removal of condition 5 (permitted development) and variation of condition 10 (removal of existing structures prior to commencement) of SE/14/01074/FUL to 'Prior to commencement of development existing outbuildings shown as 1 & 3 on 4441-PD-002 Rev A shall be demolished and all resulting materials removed from site. The existing dwelling shown on drawing no. 4441-PD-001 Rev A shall be completely demolished and all resulting materials removed from site within 3 months from the date of the completion of the approved dwelling'.	Support	Granted (conditions)
SE/14/03846 /FUL	Llamedos, Shoreham Road, Oxford	Demolition of the existing detached property and the erection of a new detached dwelling.	Objection	Granted (conditions)
SE/14/03848/ FUL	Lamedos, Shoreham Road, Oxford	Demolition of the existing detached property, subdivision of the plot and the construction of two new detached dwellings.	Objection	Granted (conditions)
SE/14/02853/ CONVAR	Oxford Methodist Church	Variation of conditions 6 (Use), 7 (Restricted activities) and 10(Bream rating) of SE/13/02045/FUL to	Support	Granted

		demolition of existing church building and erection of new church – with amendments to revise the usage (conditions 6 & 7) and omit condition 10.		
3.c Trees				
SE/15/00267/ WTCA	Moat Cottage, Station Road, Otford	Various works to trees.		
3.d. Appeal				
SE/14/02858/ HOUSE (Ref: APP/G2245/D /14/3000944)	Lorien, St Michael's Drive, Otford	Single storey rear extension.	Objection	Appeal Allowed and planning permission granted
3.e District Councillor's Report No report was received.				
3.f Other Date of next meeting: 4 March 2015				