

<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 18 January 2017 from 9:15am**

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

Public Forum

Two residents came to speak with the Planning Committee regarding planning regulations in relation to a future planning application.

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

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/16/03703/FUL	62 Willow Park, Otford	Erection of a first floor rear extension. Comments by 20 January 2017.	This application has been withdrawn and was not considered at the meeting.	
SE/16/03912/HOUSE	16 The Butts, Otford	Loft conversion with front dormer addition to existing roof. Comments by 25 January 2017.	<b>Objection. The second floor dormer is contrary to the Otford Village Design Statement and planning policies 4.34 and 4.45 of the RESPD.</b>	
SE/16/03594/HOUSE Amended Application	Akenfield, 35 Greenhill Road, Otford	Proposed first floor extension to principle elevation. Part demolition and reconfiguration of existing single storey extension to rear. Proposed Loft Conversion. Relocation of principle entrance to main dwelling. Proposed new gates and landscaping. Various alterations to the external fenestrations. Amendment: The garage element has been removed from the proposal. Further comments to be received by 27 January 2017.	<b>Support but we question the viability of vehicle ingress and egress to the garage from the driveway.</b>	
SE/16/03956/FUL	Bramble Cottage, Shoreham Road, Otford	Subdivision of the existing plot, demolition of existing outbuildings and the erection of a new 5-bedroom	<b>Support but as clearly stated in the Otford Village Design Statement the</b>	

		dwelling with a linked garage. New access drive and vehicle crossover. Comments by 27 January 2017.	<b>majority of houses in Otford are two storeys high but given the mitigating circumstances that this is on a falling terrain we have approved it. It would appear that ingress and egress to the proposed garage could be problematic.</b>	
SE/16/03957/HOUSE	Bramble Cottage, Shoreham Road, Otford	Demolition of rear conservatory and single storey side facing lean-to. Erection of a two storey side extension, single storey rear orangery and two storey gable element to the front façade. New dormers to the rear elevation with minor alterations to the front and rear fenestration. Extension of the existing loft space. Erection of a new garage and annex to the front of the property with an amended driveway and relocated vehicle crossover. Comments by 26 January 2017.	<b>Support. The application appears to meet planning requirements.</b>	
<b>4.b Results</b>				
SE/16/03510/HOUSE	38 Tudor Crescent, Otford	Removal of existing single storey extension to North elevation (rear). New single storey extension to North and West elevation.	<b>Support</b>	<b>Granted</b>
<p><b>5. District Councillor's Report</b></p> <p>Cllr Edwards-Winser advised that SDC has expressed a wish to approve the planning application for 65 Knighton Road, Otford. This is against the view given by Otford Parish Council but OPC agreed that they would not challenge the decision by SDC at Development Control.</p> <p>Cllr Edwards-Winser attended a Planning Advisory meeting at SDC to discuss the consultation document on potential development land in the district. The potential sites were over and above those identified in the Call For Sites. The only potential site identified in Otford is a small area of Bartrams Farm.</p> <p>Cllr Edwards-Winser and Cllr M Whitehead will attend a stakeholders meeting today at SDC that will present the findings of the recent Housing Survey.</p> <p><b>6. Appeal</b></p> <p>SE/16/01826/HOUSE – 2 New Barns Farm Cottages, Telston Lane, Otford. Development: First floor extension to front elevation on timber supports. An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal to grant planning permission for the development described above. The appeal will be determined on the basis of written representations.</p>				

**7. Other**

SE/16/03983/WTPO - Hawthorns, Station Road, Otford. An application has been received for works to a Hornbeam and Horse Chestnut covered by a Tree Preservation Order. This is for information only.

SE/16/03718/FUL – Land South of 83A Pilgrims Way West, Otford. Erection of a detached 3 bed dwelling house with access, associated parking and landscaping. This application has been amended to show 2 x parking spaces. This is for information only.

SE/16/3217 – Sevenoaks Quarry, Bat & Ball Road, Greatness, Sevenoaks. Kent County Council has advised that the planning application for an extension to the area used for the production of rootzone and top dressing together with the erection of steel-framed soil storage and processing building, sand storage bays and associated concreting of the surrounding yard has been granted.

A copy of a presentation by the Planning Advisory Service on Sevenoaks Local Plan Green Belt has been forwarded to PC members for information.

Date of next meeting: 1 February 2017 at 9:15am in The School House.

The meeting closed at 10:30 am.