

Minutes – Planning Committee Meeting – 1.4.2015 at 9:15am, Otford Parish Office

Present: Cllr M Whitehead (in the Chair), Cllrs D Cracknell, J Edwards-Winser and J Lawrey.

Also Present: Clerk and 1 member of the public.

1. Apologies - Cllr J Verrall

2. Declarations of interest not previously notified - None.

3. To Agree the Minutes of the previous meeting - The Minutes of the meeting held on 18 March 2015 were agreed as being an accurate records.

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

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/15/00666/H OUSE	6 Tudor Crescent, Otford	Demolition of existing garage to incorporate a two storey rear and single storey side extension. Erection of a new porch.	Support	
SE/15/00694/H OUSE	The Castle House, Sevenoaks Road, Otford	Erection of a single storey rear extension.	Support	
SE/15/00720/H OUSE	57 Tudor Crescent, Otford	Erection of a single storey rear extension. Raised rear patio.	Support	
SE/15/00628/O UT	Fort Halstead, Crow Drive, Halstead	Outline planning permission for the demolition of buildings and development of a mixed-use development comprising a business area (Use Classed B1 and B2 with ancillary energetic material testing) of up to 27,000 sq m GEA, 450 residential units, a hotel of up to 80 beds, a village centre (Use Classes A1-A3, B1a, D1 and D2), use of the Fort Area and bunkers as an historic interpretation centre (Use Class D1) with ancillary workshop space, and	<p>Comment Only</p> <p>The prime concerns of OPC relate to the impact of increased vehicular activity through the village and in particular the High Street which lies in a conservation area.</p> <p>The Travel assessment in section 13 has not fully considered the causes for vehicular activity in the village, nor the impact arising from the proposed Fort Halsted development.</p> <p>The report classes the sensitivity of Otford High Street as “High” but rates the resulting</p>	

		<p>works associated with the development including roads, landscaping, security fencing, formal and informal open space, pedestrian, cyclist and public transport infrastructure, utilities infrastructure, sustainable urban drainage system, cycle and car parking (with all matters reserved); and detailed approval for two access points at Otford Lane/Crow Drive (primary) and Star Hill (secondary). Comments by 3 April 2015.</p>	<p>development traffic impact as “insignificant”. In 2010 Kent highways carried out a traffic census which stated that there were 66,000 vehicle movements through the High Street in a week. The Fort Halstead traffic analysis indicates that they only surmise an increase of 5% as a result of the development. However, it is recognised that during the intervening years (since 2010) there has already been an increase in excess of 5%.</p> <p>OPC is clear in that the transport study has not understood or adequately studied the vehicular activity in the Village. The traffic data has only considered the number of vehicles and not why they use the High Street as a route.</p> <p>Firstly, Otford railway station has not been included in the study, although it is located approximately 6km from the development. The station is used extensively by commuters as in one direction it gives access to Victoria Station London and a direct line to (East London) and Bedford and in the other direction, eastward travel to Maidstone and beyond. OPC also has concerns over the capacity of the station car park to be able to absorb any further major increase in cars.</p> <p>Secondly, current employees at Fort Halsted traveling from the Maidstone direction use the A25, Seal, Kemsing, Otford High Street as a daily route to avoid the Bat & Ball and Riverhead junctions. This not only impacts on Otford High Street but the narrow Otford to Kemsing Pilgrims Way East.</p> <p>Thirdly the report has assumed supermarket shopping will take place at Tesco, Riverhead, or north to Orpington and Bromley and has ignored</p>	
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			<p>the proximity of Sainsburys on the outskirts of Otford. The obvious route from the proposed development will be though Otford High Street and is a route commonly used by residents of Knockholt, Halstead and Badgers Mount</p> <p>Fourthly the road crossing over the M25 to Pilgrims Way West and leading on to Otford High Street has a width limit of 6' 6''. With only one significant business in Otford High Street requiring deliveries via HGVs, the HGV activity is way in excess of this business' needs. The report has overlooked that goods and domestic traffic use the route through Otford as a preferred route to travel east on the A25.</p> <p>It is requested that the report takes full consideration of the actual traffic movements through Otford and amends the report to reflect this.</p> <p>Additionally a condition should be applied to any planning consent restricting development site HGVs from using Otford High Street and additionally making the planned businesses for the development fully aware of the road width restriction through Otford.</p>	
<u>4.b Results</u>				
SE/15/00049/H OUSE	57 Tudor Crescent, Otford	Conversion of garage to habitable room to provide disabled facilities	Support	Granted
SE/15/00225/H OUSE	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	Support	Granted

		fenestration on all sides and internal alterations.		
SE/15/00299/H OUSE & SE/15/00300/L BCALT	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.	Objection	Withdrawn

4.c Appeals

SE/14/03543/ HOUSE APP/G2245/D/ 15/3004477	2 New Barn Farm Cottages, Telston Lane, Otford	First floor extension to front elevation on timber post support.	An appeal has been made to the Planning Inspectorate against the refusal by SDC to grant planning permission.	
SE/14/00622/ HOUSE APP/G2245/D/ 14/2221486	Kursella, Sevenoaks Road, Otford	Two storey side and rear extensions and conversion of loft.		Allowed

5. District Councillor's Report - Nothing to report.

6. Other

- a. Copies of the presentation from the SDC Planning Forum have been passed to Committee members.
- b. A hard copy of the Development and Allocations Management Plan has been received.
- c. Mr Shelton asked the Planning Committee to keep an eye on the signage at Vestry Estate.
- d. A response has been received from Thames Water on the sewage situation at Land South of Pilgrims Way Cottage. A response will be made to Thames Water asking for a camera inspection of the pipework as conditions indicate a collapse at some point in the pipework.

The meeting closed at 10:10am.

Date of next meeting: 15 April 2015

