

<p>OTFORD PARISH COUNCIL</p>	<p>Parish Clerk: Sharon Palmer 01959 524808 Email: clerk@otfordpc.co.uk</p>	<p>The School House 21 High Street Oxford Sevenoaks Kent TN14 5PG</p>
---	---	---

MINUTES of a MEETING of the OPC PLANNING COMMITTEE at The School House on Wednesday 1 February 2017 from 9:15am

Present: Cllr M Whitehead (in the Chair), Cllr N Rushby, Cllr J Verrall, Mr R Shelton (co-opted).
 Also Present: District Councillor J Edwards-Winser. Applicant and Agent for The Birches, 28 The Butts. Applicants (2) for McDonalds Restaurant.
 Clerk: Mrs S Palmer

Public Forum. No items were raised in the Public Forum.

1. Apologies for Absence - None.
2. Declarations of interest not previously notified - None.
3. The Minutes of the previous meeting held on 18 January 2017 were agreed as being an accurate record of the meeting.
- 4 a. New applications – The following applications were considered and recommendations will be submitted to Sevenoaks District Council.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/16/03867/HOUSE	The Birches, 28 The Butts, Oxford	Erection of a front canopy. Erection of a two storey side and rear extension. Erection of a ground floor and first floor rear extension. Loft conversion to include a roof light to front and dormer window to rear. Improvements to the external appearance including fenestration. Comments by 2 February 2017.	Objection. The proposal will result in a cramped form of development, situated directly on the boundary on one side, which will be detrimental to the spaciousness of the street scene. This is not in accordance with policy EN1. The external appearance is not typical of the street scene. This application appears to be an almost identical resubmission of SE/14/01047/HOUSE that was refused by SDC.	
SE/17/00102/HOUSE	21 Knighton Road, Oxford	Erection of a single storey rear extension and associated internal alterations. Comments by 10 February 2017.	Support. The application appears to meet planning requirements.	

SE/16/03296/FUL Amended Application	McDonalds Restaurant, Riverside Retail Park, Old Otford Road	Reconfiguration of the car park and drive thru lane to accommodate the introduction of side by side ordering, including a new island for signage and amendments to kerb lines with associated works to the site. Alterations to elevations to include a new "Folded Roof" concept, comprising of new aluminium cladding to the roof, and new style drive thru booths. Installation of extensions, totalling 27sq m. The installation of 2 no. Customer Order Displays (COD). New fascia signs to be installed. Installation of container and associated works. Amendment: Revised information. Comments by 13 February 2017.	Support. The application appears to meet planning requirements.	
SE/16/03297/ADV Amended Application	McDonalds Restaurant, Riverside Retail Park, Old Otford Road	Installation of new and retention of existing fascia signs; new suite to comprise 3 No. white "MCDONALD'S" text signs and 4 No. yellow "GOLDEN ARCH" symbols. Amendment: Revised information. Comments by 13 February 2017.	Support. The application appears to meet planning requirements.	
SE/16/03303/ADV Amended Application	McDonalds Restaurant, Riverside Retail Park, Old Otford Road	Installation of 9 No. signs to accommodate the new drive thru layout. Amendment: Revised information. Comments by 13 February 2017.	Support. The application appears to meet planning requirements.	
SE/17/00087/ADV	McDonalds Restaurant, Riverside Retail Park, Old Otford Road	Installation of a new freestanding 5m Totem sign. Comments by 6 February 2017.	Support. The application appears to meet planning requirements.	
SE/17/00111/ADV	McDonalds Restaurant Riverside Retail Park, Old Otford Road	Installation of a new freestanding 5m Totem sign. Comments by 9 February 2017.	This application was not considered following confirmation from the applicants that it is being withdrawn,	
SE/17/00030/MMA	45 Sidney Gardens, Otford	Minor material amendment to application reference SE/16/02905/HOUSE for the construction of a summer house in the rear garden. Amendment to reduce the size of the summer house. Comments by 14 February 2017.	Support. The application appears to meet planning requirements.	
SE/17/00164/HOUSE	6 Tudor Drive, Otford	Erection of a first floor side extension and a single storey rear extension. A new ramped access to the side of the property. Removal of chimney. Alterations to fenestrations and internal alterations. Comments by 16 th February 2017	This application will be considered at the Planning Meeting on 15 February 2017.	

<u>4.b Results</u>				
SE/16/03597/HOUSE	71 Knighton Road, Oxford	Single storey side extension.	Support	Granted
SE/16/03599/HOUSE	71 Knighton Road, Oxford	Loft conversion including raising the roof to install a dormer and roof lights.	Support	Refused
SE/16/03649/HOUSE	Heathdene, Shoreham Road, Oxford	Erection of a single storey rear extension.	Support	Granted
SE/16/03662/HOUSE	65 Knighton Road, Oxford	To create a first floor level in the existing bungalow by raising the height of the roof and addition of three rooflights to side and a flat roof dormer to rear.	Objection	Granted
SE/16/03657/FUL	Land North of Pilgrims Oasts, Station Road, Oxford	Erection of a detached commercial storage building with 4 additional car parking spaces.	Objection	Refused
<p><u>5. District Councillor's Report</u> There were no items to report.</p> <p><u>6. Other</u> Cllr M Whitehead attended a Stakeholders Meeting on the SDC Housing Study. An electronic copy of the presentation has been forwarded to Councillors.</p> <p>Date of next meeting: 15 February 2017 at 9:15am in The School House.</p>				