

OTFORD PARISH COUNCIL	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 20 January 2016 from 9:15am

Present: Cllr M Whitehead (in the Chair)
District Councillor J Edwards-Winsler, Cllr J Verrall

Also Present: Mrs S Palmer (Clerk)

Public Forum – No members of the public were present.

1. Apologies for Absence - Mr R Shelton (Co-opted member)
2. Declarations of interest not previously notified – None.
3. Minutes of the previous meeting. RESOLVED that the Minutes of the meeting held on 6 January 2016 be signed as an accurate record.
- 4 a. New applications – The following applications were considered and the recommendations from Otford Parish Council will be submitted to Sevenoaks District Council.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/15/03563/ HOUSE	3 Bubblestone Road, Otford	First floor extension over garage. Comments by 2 February 2016	Support subject to the Conservation Officer being satisfied. Please note this property is in an area of archeological interest.	
SE/15/03916/ HOUSE	66a High Street, Otford	Addition of a dormer over proposed stairwell. Relocation of staircase. Comments by 4 February 2016.	Support subject to the Conservation Officer being satisfied.	
SE/15/03934/ MMA	Hillydeal Cottage, 14b Hillydeal Road, Otford	Minor material amendment to SE/14/04015/HOUSE to demolish flat roof side extension and remove pitched roof of remaining building. Rebuild side extension and raise walls of the whole building and build new pitched roof to create first floor bedroom accommodation. Changes to fenestration. Erection of detached garage to show the reduction in size of extension and pull it away from the boundary by 800mm and reduce its depth at the rear. Also, in order to enable the use of profiled ridge and valley tiles for improved appearance, the	Support.	

		front and rear roof slopes have been increased slightly to match the side slopes so that the tile spacings are consistent. The ridge heights have not altered but there are small flat roof areas which are not visible from the street. Comments by 29 January 2016.		
SE/15/03946/ FUL	The Farm, Twitton Lane, Oxford	Conversion of the existing cow shed building into habitable annex accommodation and the demolition of 2 buildings. Comments by 26 January 2016.	Support subject to the Green Belt 50% rule not being exceeded and the proposed development not conflicting with policy GB7. As this is an ex farm building, it is likely that there is contamination. The materials to be used for the new windows are not specified. Driveways should be permeable.	
SE/15/04026/ LBCALT	23 High Street, Oxford	Internal alterations in order to relocate existing bathroom and create a new ensuite and opening up to allow more of the timber structure to be visible. Comments by 2 February 2016.	Support subject to the Conservation Officer being satisfied.	
SE/15/04066/ HOUSE	27 High Street, Oxford	Proposed loft conversion. Comment by 29 January 2016.	Support subject to the Conservation Officer being satisfied.	
SE/16/00046/ LBCALT	66 High Street, Oxford	Paint removal from internal timber framing. Comments by 4 February 2016.	Support subject to the Conservation Officer being satisfied.	
<u>4.b Trees</u>				
SE/16/00018/ WTCA	23 High Street, Oxford	Lower the height to 6 Leylandii trees to 12 meters.	The Committee noted the proposed work to trees.	
<u>4.c Results</u>				

5. Appeals

APP/G2245/W/153131304 – Land North of Pilgrims Oast, Station Road, Oxford TN14 5QX.

An appeal was made under section 78 of the Town and Country Planning Act 1990 against a refusal by Sevenoaks District Council to grant planning permission for application SE/15/00881/FUL. The outcome of the appeal is that it is Dismissed.

The Committee noted the decision.

6. Consultation

Economic benefits study on East facing slips at an appropriate location in the vicinity of Junction 5 of the M25.

Following discussion, it was AGREED that Cllr Whitehead will review all the comments and documents and draft a response to the Consultation. This response will be agreed by all Committee Members prior to being sent as the formal response from OPC.

7. District Councillor's Report

a. District Councillor J Edwards-Winser reported that the planning application for the Scout Hut Fence is likely to be agreed as all the comments received by SDC concerned the area of fencing beside the footpath which is not the area of fencing under consideration in the planning application. It is considered likely that conditions will be added to any consent to include the fence is to be painted green and will be planted with indigenous plants when the painting is completed.

b. Definition of a brownfield site.

SDC has advised that the most helpful definition of a brownfield site is found in the NPPF as follows:

‘Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal or landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time’.

It was further noted that each application has to be treated on its own merits.

8. Other

a. An update letter has been received from the new Chair of the London Green Belt Council.

b. SE/15/03963/HOUSE – 107 Evelyn Road, Oxford. Development: Additional dormer windows to side and rear. Please note this application is no longer valid and the Officer has requested pre development existing plans and elevations.

The meeting closed at 10:55am.

Date of next meeting: 3 February 2016 at 9:15am in The School House.