

<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
--------------------------------------	---	---

**MINUTES of a MEETING of the OPC PLANNING COMMITTEE at The School House on Wednesday 21 December 2016 from 9:15am**

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

Public Forum. No members of the public were present.

1. Apologies for Absence were received from Cllr M Whitehead.
2. Declarations of interest not previously notified – None.
3. Minutes of the previous meeting. The Minutes of the previous meeting held on 7 December 2016 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/16/03345/HOUSE	Merlins, 42 Hillydeal Road, Otford	Replacement of existing shed/garage. Comments by 2 January 2017.	<b>Support. The application appears to be compliant with planning policy.</b>	
SE/16/03597/HOUSE	71 Knighton Road, Otford	Single storey side extension Comments by 26 December 2016.	<b>Support. The application appears to be compliant with planning policy.</b>	
SE/16/03599/HOUSE	71 Knighton Road, Otford	Loft conversion including raising the roof to install a dormer and roof lights. Comments by 26 December 2016.	<b>Support. The application appears to be compliant with planning policy.</b>	
SE/16/03649/HOUSE	Heathdene, Shoreham Road, Otford	Erection of a single storey rear extension. Comments by 27 December 2016.	<b>Support. The application appears to be compliant with planning policy.</b>	
SE/16/03657/FUL	Land North of Pilgrims Oasts, Station Road, Otford	Erection of a detached commercial storage building with four additional parking spaces. Comments by 28 December 2016.	<b>Objection. Four previous applications have been refused on this site because it is a declared Open Space. We do not feel the</b>	

			site is suitable for any commercial storage and building.	
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 roof lights to side and a flat roof dormer to rear. Comments by 28 December 2016.	<b>Objection. The application is inappropriate development in a road of single storey bungalows and it would interrupt the street scene.</b>	
SE/16/03718/FUL	Land South of 83A Pilgrims Way West, Oxford	Erection of a detached 3 bed dwelling house with access, associated parking and landscaping. Comments by 2 January 2017.	<b>Objection. The application is an inappropriate back-land development with restricted access over a pedestrian walkway. For a three bedroom house and two cars, there is insufficient parking/turning area and amenity space. It is contrary to Policy (CS) 5.1.3 of the Core Strategy (2011), Policy SP1 and H10A of the Allocations &amp; Development Management Plan (2015).</b>	
<u>4.b Results</u>				
SE/16/02905/HOUSE	45 Sidney Gardens, Oxford	Construction of a summer house in the rear garden.	<b>Support</b>	<b>Granted</b>
SE/16/03001/FUL	Hopgarden Farm, Telston Lane, Oxford	Proposed new mobile home, touring caravan, utility building and installation of a septic tank.	<b>Objection</b>	<b>Refused</b>
SE/16/03267/HOUSE	21 Tudor Drive, Oxford	Erection of a part two storey part single storey rear extension with roof lights, first floor side extension and front porch.	<b>Support</b>	<b>Granted</b>

5. District Councillor's Report

District Councillor J Edwards-Winser reported that two applications were under discussion for referral to Development Control for a decision.

6. Other

Appeal

SE/16/01141/FUL – Land Rear of 7 Hale Lane, Oxford. Development: Demolition of existing shed. Erection of a dwelling.

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the proposed development.

The appeal will be determined by the submission of written representations.

Date of next meeting: 4 January 2017 at 9:15am in The School House.