

Agenda - Planning Committee meeting 21.1.2015 at 9.15am, Otford Parish Office

There will be a 10 minute Public Forum before the meeting and further representations from the public at the Chairman's discretion during the meeting

1 - Apologies

2 - Declarations of interest not previously notified

3 a. New applications - To submit consultation responses for the applications below and any other applications that require a response before the next meeting of the committee.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/14/04015/ HOUSE	Hillydeal Cottage, 14B Hillydeal Road, Otford	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. Comments by 28.01.2015		
SE/14/03889/ HOUSE	Broughton Manor, High Street, Otford	Demolish existing base and remaining walls to existing greenhouse and store and construct new garden storage facility. <u>Members</u> to note that the Listed Building application for this development was reviewed by the Planning Committee at the meeting on 7/01/15 (SE/14/03890/LBCALT). Comments by 27.01.2015		

SE/14/04060/ FUL	Land South of Pilgrims Way Cottage, Pilgrims Way West, Otford	Erection of a detached five bedroom dwelling with detached garage, including shared use of and improvements to the existing access and the provision of a new public footpath link onto Rye Lane. Comments by 2.2.2015		
<u>3.b Results</u>				
SE/14/02966/ HOUSE	The Oast House, Shoreham Road, Otford	Erection of a two storey side and rear extension.	<b>Support:-</b> In proportion to building; front is set back and roof line is reduced in accordance with the residential extensions guidance.	<b>Granted</b> (conditions) following DCC meeting
SE/14/02971/ HOUSE	Elmwood, Tudor Crescent, Otford	Demolition of existing sheds and stable block. Erection of proposed sheds.	<b>Objection:-</b> This is an inappropriate development within the green belt (L08). Application 12/00731 – conditions 12 and 16 still apply. We understood that the outbuildings had to be removed as a condition for a previous application and should therefore not be used to support this application.	<b>Refused:-</b> The land lies within the Green Belt where strict policies of restraint apply. The proposal would result in a development that would be materially larger than the buildings it replaces and which would be harmful to the openness of the Green Belt through inappropriateness and three dimensional bulk. This conflicts with the National Planning policy Framework
SE/14/03282/ HOUSE	14 Warham Road, Otford	Demolition of outbuildings and erection of a single storey conservatory to the side of the existing dwelling.	<b>Support:-</b> Appears to Conform to planning regulations	<b>Granted</b> (conditions) The proposed conservatory represents a modest addition which would sit comfortably with the

				existing house and preserve the amenities of the street scene and neighbouring occupiers and the character of the locality in general.
SE/14/03543/ HOUSE	2 New Barns Farm Cottages, Telston Lane, Otford	First floor extension to front elevation on timber post support.	<b>Objection:-</b> The property is in the green belt and subject to the 50% rule. The existing extension already appears to exceed the limit.	<b>Refused:-</b> The proposal is inappropriate development in the Green Belt. It will result in a disproportionate addition over and above the original dwelling and will materially harm the openness of the Green Belt. This is not in accordance with policy H14A of the Sevenoaks District Local Plan and the National Planning Policy Framework
SE/14/03546/ HOUSE	21 Warham Road, Otford	Erection of single storey rear extension.	<b>Support:-</b> Appears to be within planning regulations	<b>Granted:-</b> (conditions) The development would preserve the character and appearance of the area and would respect the context of the site and would have minimal impact on the street scene or AONB.  The proposal would not adversely impact on neighbour's amenity.

<u>3.c Tree works</u>				
SE/15/00031/ WTCA	23 High Street, Otford	Removal of 1 Leylandi tree and reduction in height by 25% to an adjacent Leylandi tree. (CA)		
<u>3.d.Appeal</u> (Appeal ref. APP/G2245/D /14/3000944	Lorien, St Michaels Drive, Otford	Double storey infill front extension and a ground floor extension to the rear elevation.		
<u>3.e.Village Assets</u> Members to consider facilities suitable to be nominated as a Community Asset.				
<u>3.f District Councillor's Report</u> To note any communications with SDC since the last meeting and to consider any applications on which input requested.				
<u>3.g Other</u>				