

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 21 June 2017 from 9:15am

Present: Cllr M Whitehead (in the Chair), Cllr N Rushbym Mr R Shelton (co-opted)
 Also Present: District Councillor J Edwards-Winsor, Mrs S Palmer (Clerk), 2 Members of the Public.

Public Forum: Heritage Trail. Mr Shelton advised that consideration will be given to the location and appearance of the Heritage Trail Information Boards, especially within the Conservation Area.

1. Apologies for Absence - None.
2. Declarations of interest not previously notified – None.
3. Minutes of the previous meeting. It was RESOLVED that the Minutes of the Meeting held on 7 June 2017 were agreed as being an accurate record of the meeting.
- 4 a. New applications – The following applications were considered and the recommendations will be forwarded to Sevenoaks District Council.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/17/01793/HOUSE	10 Hale Lane, Otford	Erection of a single storey rear extension and alterations to front elevation fenestration. Comments by 30 June 2017.	Support. The application appears to meet planning requirements.	
SE/17/01679/HOUSE	The Gables, Tudor Crescent, Otford	Erection of a detached glasshouse. Comments by 3 July 2017.	Objection. It is considered that the built form would be excessive and the 50% rule exceeded. It is noted that the permitted development rights have already been removed from this property under Condition 16 of SE/15/03686 in order to ensure the built form does not exceed the limits within planning guidelines for the Green Belt.	
SE/17/01797/WTCA	St Bartholomew’s Church Centre, St Bartholomew’s Church, The Green	FOR INFORMATION ONLY Various works to trees (TCA).	-----	

SE/17/01841/WTCA	The Woodman, 2 High Street, Otford	FOR INFORMATION ONLY Reduce the crown of 1 Lime tree by 3m (TPO).	-----	
4.b Results				
SE/17/01109/FUL	Byre Cottage, Shoreham Road, Otford	Demolition of existing dwelling and erection of a replacement dwelling house with associated parking and landscaping.	Support	Granted
SE/17/01146/HOUSE	Little Warren, 38 Hillydeal Road, Otford	Erection of detached triple garage to house two vehicles with storage area and associated hard standing.	Support	Granted
SE/17/01180/HOUSE	White Hayes, 35 Station Road, Otford	The erection of a side extension.	Support	Granted
SE/17/01232/HOUSE	The Oast House, Broughton Manor, High Street, Otford	Demolish an existing garage and replace it with an oak framed and clad summerhouse.	Support	Granted

5. District Councillor's Report

District Councillor J Edwards-Winsler reported that he will be attending a meeting of the Planning Advisory Group at SDC on 22 June when the SDC Local Plan issues and options will be discussed.

6. Other

- a. Neighbourhood Plan. It was agreed that a report will be prepared on the viability of producing a Neighbourhood Plan for Otford.
- b. 7 & 9 High Street, Otford. Development: Change of windows. This application has been re-validated following amendment to the red-line boundary and a Certificate B and Article 13 being completed and served. Further comment is invited by 28 June 2017.
- c. Appeal. SE/16/03912/HOUSE – 16 The Butts, Otford. An appeal was made under section 78 of the Town and Country Planning Act 1990 against the refusal by Sevenoaks District Council to grant permission for a front dormer addition to an existing roof. The appeal has been dismissed.

The meeting closed at 10:30am.

Date of next meeting: 5 July 2017 at 9:15am in The School House.