

<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
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**MINUTES of a MEETING of the OPC PLANNING COMMITTEE at The School House on Wednesday 22 June 2016 from 9:15am**

Present: Cllr M Whitehead (in the Chair)  
Cllrs N Rushby and J Verrall. Mr R Shelton (in the Chair)

Also Present: District Councillor J Edwards-Winsor

Clerk: Mrs S Palmer

**Public Forum**

District Councillor Edwards-Winsor advised that the placement of the proposed new bus shelter would prove difficult as the shelters required holes dug of 9" diameter and 18" deep. There have been a number of concrete bases put down in this location over the years and it is known that a number of services run underground. This will be discussed further at the next Amenities Committee meeting.

Potential Sites for Development – this was outlined by DC J Edwards-Winsor and is recorded in item 8a of these Minutes.

East Facing Slips – DC Edwards-Winsor advised members that he had attended a meeting with KALC (Kent Association of Local Councils) where the business case for the proposed east facing slips on the M26 was discussed. No conclusion was reached.

1. Election of a Chairman. RESOLVED that Cllr Martin Whitehead is elected Chairman for the forthcoming year,
2. Election of a Deputy Chairman. RESOLVED that a Deputy Chairman would not be elected. Committee Members would stand-in for the Chairman as required.
3. Apologies for Absence – None.
4. Declarations of interest not previously notified – None.
5. Minutes of the previous meeting. RESOLVED that the Minutes of the meeting held on 8 June be signed as an accurate record of the meeting.
- 6a. New applications – The following applications were considered and OPC recommendations will be sent to Sevenoaks District Council.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/16/01756/FUL	The Farm, Twitton Lane, Otford	Demolition of existing outbuildings and the detached house and the construction of a new detached house. Comments by 6 July 2016.	<b>Support subject to satisfactory compliance with the Ecological Report.</b>	
SE/16/01723/FUL	21 High Street, Otford	Alterations to chimney and roof tiles. Comments by 5 July 2016.	<b>Support. Comment: Otford Parish Council does not believe that planning permission is required for repairs/replacement</b>	

SE/16/01672/MMA	Devon House, 49 High Street, Oxford	Minor Material Amendment to application SE/15/03309/HOUSE. Removal of front right hand dormer, reduce height of left hand front dormer. Reduce the height and width of rear dormer to alter the rear dormer dimensions. Comments by 29 June 2016.	<b>Support</b>	
SE/16/01659/MMA	Llamedos, Shoreham Road, Oxford	Minor material amendment to application SE/15/00559/MMA (Minor material amendment to SE/14/03848/FUL – Demolition of the existing detached property subdivision of the plot and the construction of two new detached dwellings to show lowering of ground floor level at rear, flipped garage configuration and an orangery to plot 2) to show proposed Air Source Heat Pump to plot 1 & 2 located at the rear of the properties adjacent to the railway line. Conversion of roof space to provide storage. Comments by 4 July 2016.	<b>Support</b>	
SE/16/01640/HOUSE	Woodside, 9 Greenhill Road, Oxford	Demolition of conservatories and erection of single storey rear extension with two roof lights with new retaining wall to form patio area with steps. Comments by 29 June 2016.	<b>Support</b>	
SE/16/01568/HOUSE	Greenhill House, Shoreham Road, Oxford	The erection of a single storey rear extension. Comments by 29 June 2016.	<b>Support</b>	
SE/16/01477/HOUSE	59 Willow Park, Oxford	Demolition of existing garage. Erection of a part single/part two storey side and rear extensions. Erection of a front extension with canopy. Block paving to drive. Comments by 27 June 2016.	<b>OPC objects to the application. The rear extension is subservient to the original property but the side extension does not conform with the RESPD. OPC considers that obscure glass should be used in the upstairs bathroom.</b>	
6.b Results				
SE/16/00862/HOUSE	Rosemar Cottage, 17 Station Road	Erection of a first floor rear extension. Conversion of garage into habitable space.	<b>Support</b>	<b>Granted</b>

SE/16/00948/MMA	Holmewood, 8 Bubblestone Road	Minor material amendment to SE/15/01748/HOUSE (Double storey extensions to the right hand flank and rear, single storey extension to the left hand side. The demolition of the existing single storey rear extension. New crossover) to show removal of kitchen windows to provide new external doors. Formation of 3 no. new velux windows to the loft space. Tile hung to be removed all round and replaced with a render finish.	<b>Support</b>	<b>Refused</b>
SE/16/01007/FUL	Crown Inn, 10 High Street	Demolition of existing extensions and erection of a two storey rear extension to enlarge bar area to ground floor and office units to first floor.	<b>Support. .</b>	<b>Granted</b>
SE/16/01105/HOUSE	13 The Butts, Otford	Demolition of the existing double garage/utility room and the erection of a new single storey side extension. The construction of a new detached double garage.	<b>Support</b>	<b>Granted</b>
SE/16/01233/LBCALT	23 High Street, Otford	Erection of 2no. brickwork piers set back 6m into site with existing refurbished iron gates relocated to new piers and made electrically operated. New dense hedging to be installed and entry phone system.	<b>Support</b>	<b>Granted</b>

#### 7. District Councillor's Report

DC Edwards-Winser reported that he had been consulted on the proposed decision by Sevenoaks District Council for Land to the rear of 7 Hale Lane, Otford. SDC was advised that the decision of the Planning Officer at SDC would not be opposed by the Parish Council.

#### 8. Other

##### a. List of Potential Development Sites.

DC Edwards-Winser advised that he had attended a meeting at SDC on the consultation of Potential Development Sites. SDC advised that Brownfield sites will be assessed first. It is estimated that 12,300 new houses will be needed over the next 20 years assuming unconstrained need. The growth in housing requirement comes from 30% natural growth and 70% from people wishing to move out of London and into the villages. There is no impact from European migration. The proposals will be included in the Local Plan which is due to be adopted by Sevenoaks District Council in 2017.

The meeting closed at 11:00.

Date of next meeting: 6 July 2016 at 9:15am in The School House.