

<p><b>OTFORD PARISH COUNCIL</b></p>	<p>Parish Clerk: Sharon Palmer 01959 524808 Email: clerk@otfordpc.co.uk</p>	<p>The School House 21 High Street Otford Sevenoaks Kent TN14 5PG</p>
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**MINUTES of a MEETING of the OPC PLANNING COMMITTEE at The School House on Wednesday 23 November 2016 from 9:15am**

Present: Cllr M Whitehead (in the Chair), Cllr N Rushby and Mr R Shelton (co-opted)  
 Also Present: District Councillor J Edwards-Winser and two representatives from McDonalds  
 Clerk

Public Forum - No items were raised in the Public Forum.

1. Apologies for Absence - Cllr J Verrall
2. Declarations of interest not previously notified - District Councillor declared an interest in SE/16/03001/FUL as a neighbour of the property and did not take part in the discussion or vote.
3. The Minutes of the meeting held on 9 November were agreed and signed as being an accurate record of the meeting.
- 4 a. New applications – The following applications were considered and the consultation responses will be sent to SDC.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/16/03301/ADV	McDonalds Old Otford Road	Installation of a new freestanding 6.5m Totem sign Comments by 28 November 2016	<b>Objection. The excessive bulk and height of the totem is unacceptable. It stands above the sight line of the surrounding premises. The sign is close to the highway which is out of keeping with other signage on the Riverside Park. There is potential to add additional advertisements to the Totem, which would further increase the lighting impact. The application could pose a potential distraction to drivers when approaching the roundabout from Otford.</b>	
SE/16/03303/ADV	McDonalds Old Otford Road	Installation of 9no signs to accommodate the new drive thru layout. Comments by 28 November 2016.	<b>Objection. A new planning application has been received which impacts on earlier discussions. There is insufficient information on the application to fully assess lighting intensity and spillage and is therefore detrimental to the visual impact of the area.</b>	

SE/16/03001/FUL	Hopgarden Farm Telston Lane	Proposed new mobile home, touring caravan, utility building and installation of a septic tank. Comments by 30 November 2016.	<b>Objection. The proposal would constitute a new build on Green Belt land. There are no special circumstances. There have already been three Appeals for similar applications on this land that have been refused. The proposal would not remove the issues concerning the Human Rights of the owner of Oast Cottage. The proposal to convert the pigsty into stables will increase the traffic flow and further impact on the Human Rights of the owner of Oast Cottage. The proposal would constitute a change of use. The proposed location of the septic tank is not compliant with Environment Agency regulations.</b>	
SE/16/03340/HOUSE	Merlins 42 Hillydeal Road	Replacement garage with room over. Comments by 30 November 2016.	<b>Objection. The proposal due to its siting and unnecessary bulk would cause harm to the character and appearance of the area. It is contrary to the Oxford VDS2 and the NPPF.</b>	
SE/16/03339/HOUSE	Merlins 42, Hillydeal Road	Removal of existing Loggia. Construction of a single storey rear extension with basement. Re-building of Loggia structure. Comments by 7 December 2016	<b>Support. The application appears to be compliant with Planning Policy.</b>	
SE/16/03299/HOUSE	2A The Butts	Erection of a single storey rear extension and conversion of loft space into bedroom with en-suite bathroom with skylights to the East and West elevations and addition of window to the North elevation. Comments by 2 December 2016.	<b>Support. The application appears to be compliant with Planning Policy.</b>	
SE/16/03489/CAN	BT Telephone Box north of 65 Pilgrims Way West, Oxford	Removal of BT Public Payphone. Comments by 6 December 2016	<b>Support.</b>	
SE/16/03341/HOUSE	5 Wickham Field	Erection of single side and rear extensions Comments by 7 December 2016	<b>Support subject to the 50% rule in the Green Belt not being exceeded.</b>	

<u>4.b Results</u>				
SE/16/02877/HOUSE	38 Pilgrims Way East	Demolition of existing front/side ground floor extension and rear dormer and erection of a part single and part two storey front extension and single storey side extension and three roof lights to rear	<b>Objection.</b> <b>The property is located in the Green Belt. The house would appear to have been previously extended and may not meet the 50% rule</b>	<b>Granted</b>
SE/16/02897/FUL	Land to the South of Fairacre Wood, Shoreham Road	Erection of a detached double garage.	<b>Objection. The garage is in front of the property which is contrary to SDC RESPD 4.5.1. The proposal due to its siting, bulk and the topography would be unduly prominent, causing harm to the character and appearance of the street scene and harmful to the character of the AONB, contrary to policies EN1 and EN5 of the SADMP and NPPF.</b>	<b>Granted</b>
<p><u>5. District Councillor's Report</u> District Councillor Edwards-Winsor reported that he had attended a session to update Councillors on Pecuniary Rights declarations.</p> <p><u>6. Other</u> Analysis of Planning Applications for OPC. Cllr Rushby reported on the findings from the analysis.</p> <p>Date of next meeting: 7 December 2016 at 9:15am in The School House.</p>				