

<p>OTFORD PARISH COUNCIL</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 26 April 2017 from 9:15am

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

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

1. Apologies for Absence were received from Cllr M Whitehead.
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 15 March 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/17/01017/FUL	7 High Street, Otford	Change of windows. Comments by 1 May 2017.	Support. The application appears to comply with planning regulations.	
SE/17/00789/LDCEX	Mauders, St Michaels Drive, Otford	Use of loft space to accommodate 3 bedrooms, 2 with en-suite. Comments by 28 April 2017.	Support. The application appears to comply with planning regulations.	
SE/17/00958/HOUSE	75 Sidney Gardens	Demolition of existing side lean-to. Single storey rear extension with large metal sliding doors, rooflight and green roof. Formation of a front covered porch and conversion of existing garage to living room, insertion of window to the north elevation side passageway to bedroom 2 and two new opening to the south elevation. Loft conversion incorporating rear and side dormers and two rooflights over to the front elevation. Comments by 28 April 2017	Support. The application appears to comply with planning regulations.	
SE/17/01021/FUL	McDonalds Restaurant Old Otford Road	Installation of canopies over the COD units and the installation of a new wall mounted ‘Good times’ sign. Comments by 3 rd May 2017	Support. The application appears to comply with planning regulations.	

SE/17/01022/ADV	McDonalds Restaurant Old Oxford Road	Installation of 1no. 'Good Times' sign. Comments by 3 rd May 2017	Support. The application appears to comply with planning regulations.	
SE/17/00860/HOUSE	11 The Old Walk	The erection of a front extension with infill to ground floor and rear extension to incorporate a first floor extension. Alteration to fenestration and associated sun pipes and a new flue. Comments by 9 th May 2017	Support. The application appears to comply with planning regulations. Oxford Parish Council would recommend that the exterior domes of the sun pipes are located on the rear elevation of the roof.	
SE/17/01135/HOUSE	6 Shinecroft, Rye Lane	Demolition of existing conservatory and erection of a new conservatory to the front of the property. Comments by 4 th May 2017	Support. The application appears to comply with planning regulations.	
SE/17/00988/HOUSE	2 Flowerfield	Erection of a single storey rear extension with side extension connecting to garage to be converted to a bedroom. Alterations to driveway. Comments by 10 May 2017	Support. The application appears to comply with planning regulations.	
SE/17/01109/FUL	Byre Cottage, Shoreham Road	Demolition of existing dwelling and erection of a replacement dwelling house with associated parking and landscaping. Comments by 10 May 2017	Support. The application appears to comply with planning regulations.	
SE/17/01146/HOUSE	Little Warren, 38 Hillydeal Road	Erection of detached triple garage to house two vehicles with storage area and associated hard standing. Comments by 10 May 2017.	Support. The application appears to comply with planning regulations.	
4.b Results				
SE/16/3885/HOUSE	2 The Charne	Demolition of single storey side extension. Erection of a two storey side extension.	Support	Granted
SE/17/00030/MMA	45 Sidney Gardens	Minor material amendment to 16/02905/HOUSE for the construction of a summer house in the rear garden. In order to reduce the size of the summer house.	Support	Granted
SE/17/00102/HOUSE	21 Knighton Road	Erection of a single storey rear extension and associated internal alterations.	Support	Granted
SE/17/00164/HOUSE	6 Tudor Drive, Oxford	Erection of a first floor side extension and a single storey rear extension. A new ramped access to the side of the property.	Support	Granted

		Removal of chimney. Alterations to fenestration and internal alterations. Conversion of garage into habitable room.		
SE/17/00210/HOUSE	30 Rye Lane, Otford	Removal of canopy. Erection of a porch.	Support	Granted
SE/17/00234/HOUSE	Windy Ridge, Shoreham Road	Erection of single storey rear extensions. Demolition of single storey side extension. Erection of a single storey side extension. Erection of a single storey side infill extension.	Support	Granted
SE/17/00257/HOUSE	11 Coombe Road	Erection of a single storey garage and replacement gates.	Support	Granted
SE/17/00389/HOUSE	13 The Old Walk	Demolition of existing sun room and kitchen. Conversion of double garage into habitable space. Ground floor extension.	Support	Granted
SE/17/00497/HOUSE	Merlins, 42 Hillydeal Road	Removal of existing loggia. Construction of a single storey rear extension.	Support	Granted

5. District Councillor's Report - No report was given.

6. Appeal

SE/16/03912/HOUSE – 16 The Butts, Otford. Development: Loft conversion with front dormer addition to existing roof.

An appeal has been made against the refusal by Sevenoaks District Council to grant planning permission for the proposed development. The appeal will be considered on the basis of written representations.

7. Other

SE/17/01092/WTCA – The Bull, 17 High Street, Otford – Work to Trees in a Conservation Area (for information only).

T1 Ash: Fell to ground level. T2 Ash: Remove 2x highest northern lateral branches due to overhang and heavy Ivy covering with no appropriate growth points to potentially prune to. Reduce lower northern limb that overhangs school playground and is close to building by 2m to appropriate growth points.

SE/16/03703/HOUSE – 62 Willow Park, Otford. Development - Erection of a first floor rear extension. Members to note this application has been withdrawn.

SE/17/00279/HOUSE – Broughton Manor, High Street, Otford. Construction of a new garden and machinery store to be located on the site of the original, now derelict greenhouse. Members to note this application has been withdrawn.

Date of next meeting: 10 May 2017 at 9:15am in The School House.