

Minutes of a Planning Committee Meeting held on 4 March 2015 at 9:15am, Otford Parish Office

Present: Cllr M Whitehead (in the Chair). Cllrs D Cracknell, J Edwards-Winsor and J Verrall

In attendance: Clerk and 1 member of the public.

Public Forum – The Committee was advised that the Village Design Statement (2) has undergone the public scrutiny phase. Minor amendments have been made and the document has been resubmitted to SDC.

1 – Apologies - None

2 - Declarations of interest not previously notified - None

3 a. New applications – The following consultation responses were submitted to Sevenoaks District Council:

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/14/04060/F UL Amended	Land South of Pilgrims Way Cottage, Pilgrims Way West, Otford	Erection of a detached 5 bedroom dwelling with detached garage, including shared use of and improvement to the existing access and the provision of a new public footpath link onto Rye Lane. <b>Amendment:</b> Reduced ridge height to house, reduced scale to garage, reduction in width of house. Comments by 12.3.2015.	OPC objects to the application for the following reasons. 1. The bulk of the property is out of character with the local area, even though it has been reduced. 2. The garage is in close proximity to a public footpath causing overshadowing. 3. No ecological or archaeological reports have been submitted which are necessary for this area. 4. The application does not contribute to or enhance the local environment. Comment: The sewers are regularly overwhelmed in this area and the Parish Council is surprised that Thames Water does not acknowledge the sewerage problems.	

SE/15/00246/ FUL  Amended	Land to the South of Fairacre Wood, Shoreham Road, Otford	Proposed detached dwelling and detached garage on Lane adjacent to Fairacre Wood. <b>Amendment:</b> Amended drawing showing the correct dormers on the street scene. Comments by 13.3.2015.	Support	
SE/15/00381/ HOUSE	Shelleys, Shoreham Road, Otford	Erection of a two storey front/side extension. Comments by 11.3.2015.	Support	
SE/15/00430/ HOUSE	16 Bubblestone Road Otford	Partial demolition of existing single storey to west flank, erection of a single storey extension to rear and alterations to fenestration. Comments by 17.3.2015.	Recommend approval subject to the inclusion of an archaeological watching brief.	
<u>3.b Results</u>				
<u>3.c Appeals</u>				
SE/14/01825	Pets at Home Ltd, Unit C, Old Otford Road	Replacement like-for-like signage and secondary fascia signage.	Support	<b>Appeal is allowed</b>
<u>3.d Trees</u>				
SE/15/00453/ WTPO	Burley Cottage, Row Dow, Otford	Various works to a Beech tree (WTPO)		

### 3.d District Councillor's Report

1. The Allocations and Development Management Plan has been accepted by SDC and has been published on the website. Hard copies will be sent to Parish Councils when printed.

2. The belisha beacons at the crossing are faulty and need replacing. As these can no longer be repaired a new unit will be supplied at 5m tall and fitted with LED lights. Cllr J Edwards-Winser will check with the Conservation Officer to see if these are suitable replacements for a Conservation Area.

The meeting closed at 10:45am.

Date of next meeting: 18 March 2015