OTFORD	Parish Clerk:	The School House	
PARISH	Sharon Palmer	21 High Street	
COUNCIL	01959 524808	Otford Sevenoaks	
	Email: clerk@otfordpc.co.uk	Kent TN14 5PG	

## MINUTES of a MEETING of the OPC PLANNING COMMITTEE at The School House on Wednesday 4 January 2017 from 9:15am

Present: Cllr M Whitehead (in the Chair), Cllr J Verrall, Mr R Shelton (co-opted)

Also Present: District Councillor J Edwards-Winser

Clerk: Mrs S Palmer

Public Forum - No members of the public were present.

1. Apologies for Absence - Cllr N Rushby

- 2. Declarations of interest not previously notified None.
- 3. Minutes of the previous meeting. The Minutes of the previous meeting held on 21 December 2016 were agreed as being an accurate record of the meeting.
- 4 a. New applications The following application was considered and the recommendation will be submitted to Sevenoaks District Council.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/16/03283/FUL	St Michaels School, St Michaels Drive, Otford	Creation of an all-weather pitch with associated fencing and floodlighting. Comments by 4 January 2017.	Otford Parish Council objects to this proposal for the following reasons:  The loss of a large area of AONB mixed woodland (refer OS Map) and the consequential radical change of visual amenity and biodiversity.  There is no proposal for the replacement of this woodland to a new area.  Lighting. There is an impact to wildlife due to the lighting of the pitch and we would support the recommendations of The Wildlife Trust. The proposal does not comply with all aspects of planning policy EN31. Use of lighting, for ecological, local amenity and noise reasons should be conditional on a limit of 6pm. Noise. We see no problems with natural noise up to 6pm but do object to additional noise from use after this time.  Traffic. Although there may be some traffic reduction during the school day this will be increased in late afternoon/early evening which is a critical congestion period for Pilgrims Way East.	

4.b Results				
SE/16/02146/FUL	The Oast House, Broughton Manor, High Street, Otford	Demolition of existing barn.	OPC objects in principle to the demolition of a historical and architecturally important agricultural building.	Granted
SE/16/00079/HOUSE	The Oast House, Broughton Manor, High Street, Otford	Demolition of former thatched barn and replacement with a 4 bay workshop and store.	Support	Granted
SE/16/03299/HOUSE	2A The Butts, Otford	Erection of a single storey rear extension and conversion of loft space.	Support	Granted
SE/16/03339/HOUSE	Merlins, 42 Hillydeal Road, Otford	Removal of existing Loggia. Construction of a single storey rear extension with basement. Re-building Loggia structure.	Support	Granted
SE/16/03340/HOUSE	Merlins, 42 Hillydeal Road, Otford	Replacement garage with room over.	OPC objects to 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 Otford VDS2 and the NPPF.	Granted
SE/16/03341/HOUSE	5 Wickham Field, Otford	Erection of single storey side and rear extensions.	Support subject to the 50% rule in the Green Belt not being exceeded.	Granted

## 5. District Councillor's Report

Cllr Edwards-Winser advised that he will be attending a meeting at Sevenoaks Distruct Council to hear about future housing plans for the area.

## 6. Other

SE/16/03345/HOUSE – Merlins, 42 Hillydeal Road, Otford. Development: Replacement of existing shed/garage with timber outbuilding. This application is invalid until an amended proposal description, a proposed block plan and an existing block plan shown trees to be amended is received.

Date of next meeting: 18 January 2017 at 9:15am in The School House.