

OTFORD PARISH COUNCIL	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 6 January 2016 from 9:15am

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

Also Present: Mrs S Palmer (Clerk)

Public Forum. Mr Shelton advised that Paramount is holding a number of consultation events regarding the proposed entertainment park in North Kent. Mr Shelton will arrange to attend one of the events.

1. Apologies for Absence - None.
2. Declarations of interest not previously notified – None.
3. To agree the Minutes of the previous meeting. RESOLVED that the Minutes of the meeting held on 23 December 2015 be signed as an accurate record.
- 4 a. New applications. The following applications were considered and the recommendations from Otford Parish Council will be submitted to Sevenoaks District Council.

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/15/03309/HOUSE	Devon House, 49 High Street, Otford	Removal of front right hand dormer, reduce height of left hand front dormer. Reduce the height and width of rear dormer. Comments by 19 January 2016.	Objection. Now the Village Design Statement has been revised and approved, dormer windows on the third storey at the front of a property is contrary to policy 2.3 (see also Design Principles 2c ((RESPD 4.34)) and is not appropriate within the Conservation Area. A ‘Conservation Velux’ might be considered acceptable. OPC does not object to the dormer at the rear of the property providing it is subservient to the main property.	

SE/15/03745/HOUSE	Beechcroft, St Michaels Drive, Oxford	Erection of a two storey rear extension and a front infill extension. Partial demolition and conversion of existing garage. Extension to existing front terrace and to pavement. New retaining wall along rear elevation. Comments by 19 January 2016.	Support subject to the 50% rule not being exceeded. It would appear from the drawings that this property may well have been extended in the past ie the garage might not be part of the original building.	
SE/15/03862/FUL	Becket House, Vestry Road, Sevenoaks	Construction of a new entrance way to the existing building including associated re-landscaping and pedestrian access. Comments by 11 January 2016.	Support	
SE/15/03905/HOUSE	75 Sidney Gardens, Oxford	Demolition of existing side lean-to. Single storey rear extension with large metal sliding doors, roof light 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 openings to the south elevation. Loft conversion incorporating rear and side dormers and two roof lights over the front elevation. Comments by 11 January 2016.	Support but we would draw your attention to the parking for the extra bedrooms which will be compromised by the removal of the garage. Any necessary modification to the driveway should be of a porous construction.	
SE/15/03963/HOUSE	107 Evelyn Road, Oxford	Additional dormer windows to side and rear. Comments by 19 January 2016.	Objection. The current built form is not subservient to the main building. The replacement of the hips with gable ends is out of character with other conversions in the road and the street scene. OPC would like it to be returned to the approved plans.	
SE/15/03967/CONVAR	Land South of Pilgrims Way Cottage, Pilgrims Way West, Oxford	Removal of condition 13 (bedroom windows) of SE/14/04060/FUL – Erection of a detached five bedroom dwelling with detached garage, including shared use of and improvements to the existing access and the provision of a new public footpath link onto Rye Lane. Comments by 20 January 2016	Support	
4.b Results				
SE/15/00628/OUT	Fort Halstead, Crow Drive, Halstead	Outline planning permission for the demolition of buildings and development of a mixed-use development comprising a business area (Use Classes B1 and B2 with ancillary energetic material testing) of up to 27,000 sq m GEA, 450 residential units, a hotel of up to 80 beds, a village centre (Use Classes A1-A3, B1a, D1 and D2), use of the Fort	OPC provided comments on anticipated increased vehicle activity through Oxford and the surrounding area. A condition was requested restricting	Granted

		Area and bunkers as a historic interpretation centre (Use Class D1) with ancillary workshop space, and works associated with the development including roads, landscaping, security fencing, formal and informal open space, pedestrian, cyclist and public transport infrastructure, utilities infrastructure, sustainable urban drainage system, cycle and car parking (with all matters reserved); and detailed approval for two access points at Otford Lane/Crow Drive (primary) and Star Hill (secondary).	development site HGVs from using Otford High Street.	
SE/15/02832/HOUSE	The Stables Annexe, Park Farm, High Street, Otford	Erection of a conservatory to the side.	Support subject to the 50% rule not being exceeded.	Granted
SE/15/03446/HOUSE	14 Rye Lane, Otford	Erection of a single storey rear extension with rooflights.	Support	Granted
SE/15/03482/HOUSE	13 The Butts, Otford	Demolition of existing double garage/utility room to facilitate the erection of a single storey side extension. Construction of new detached double garage.	OPC supports the proposed development even though the garage roof height is thought to be excessive.	Refused
SE/15/03407/HOUSE	Kent House, The Green, Otford	Demolition of existing garage and shed. Single storey rear and side extension together with alteration to entrance gateway and swimming pool in garden.	Objection. The proposed development will affect the amenity of the neighbouring properties. Contrary to EN1. Increased density on the site. Contrary to EN23.	Refused
SE/15/03512/HOUSE	59 Willow Park, Otford	Demolition of garage. Erection of part single/part two storey side and rear extension, new front extension with canopy and block paving to drive.	Support	Granted

5. District Councillor's Report

Cllr Edwards Winsor will seek clarification from Sevenoaks District Council on what constitutes a brownfield site.

Cllr Edwards-Winsor will request that the Officers Report relating to SE/15/03407/HOUSE – Kent House, The Green, Otford, is altered to change the name from the Clock House to the Corner House throughout the report.

6. Other

National Planning Policy Consultation on proposed changes to the National Planning Policy Framework. RESOLVED that no comment will be made.

Date of next meeting: 20 January 2016 at 9:15am in The School House.