

<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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Present: Cllr J Verrall (in the Chair), Cllr J Lawrey, Cllr N Rushby, Mr R Shelton (co-opted)

Also Present: District Councillor J Edwards-Winser, Clerk – Mrs S Palmer.

MINUTES of a MEETING of the OPC PLANNING COMMITTEE at The School House on Wednesday 7 December 2016 from 9:15am

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

1. Apologies for Absence - Cllr M Whitehead.
2. Declarations of interest not previously notified - None.
3. The Minutes of the meeting held on 23 November 2016 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/16/03296/FUL	McDonalds Restaurant, Riverside Retail Park, Old Otford Road	Reconfiguration of the car park and drive thru lane to accommodate the introduction of side by side ordering, including a new island for signage and amendments to kerb lines with associated works to the site. Alterations to elevations to include a new ‘Folded Roof’ concept, comprising of new aluminium cladding to the roof and new style drive thru booths. Installation of extensions, totaling 27sqm. The installation of 2 no. Customer Order Displays (COD) with associated canopies. New fascia signs to be installed. Comments by 14 December 2016.	<p>As the two applications SE/16/03296/FUL and SE/16/03297/ADV are inter-related, our committee have considered them within a single, universal, response. Objection.</p> <p>Any approval of the revised traffic flow system with its associated traffic island and four totems must, in our view, be conditional upon both the retention and raising of the laurel hedge currently bordering the property. (This was make clear to the applicants at their first application). McDonalds is the only building on the Vestry Estate/Riverside Retail Park which is sited so close to the Sevenoaks Road, fronting the open fields of the Otford water meadows. All other buildings are sited more discreetly further back within the Park. When the previous building application (SE/16/03303/ADV) was made by McDonalds, it was made very clear that its approval was conditional upon the current evergreen hedge grown between site and road having its height increased in order to reduce the building’s visual impact within this sensitive rural location. That observation continues to hold good today. The proposal is clearly contrary to Otford VDS2.</p>	
SE/16/03297/ADV	McDonalds Restaurant, Riverside Retail Park, Old Otford Road	Installation of new and retention of existing fascia signs; new suite to comprise 3 no. white “MCDONALDS” text signs and 4 no. yellow “GOLDEN ARCH” symbols. Comments by 14 December 2016.		

			<p>2. We recommend that there be a significant reduction in the proposed height of all the lighting poles in order to reduce their inevitable off-site light-spill. The lights would be more than able to continue to do their job efficiently. This would be a condition for acceptance of the proposal.</p> <p>3. We strongly object to the erection of the high canopies being proposed on the site. This objection is based both upon their height, width and length which will increase their off-site visibility through both size and illumination on the edge of this, otherwise discreet, retail site. We strongly feel that these are not in keeping with its rural proximity</p> <p>4. We note the inclusion of a cycle track and trust this has been cleared from the appropriate SDC Committee.</p> <p>5. We are concerned about the visual impact of the new displays mounted on the roof of the building. While the proposed levels of illumination are stated, the application gives no information about the current illumination levels for the purposes of comparison. In the absence of this information, we must object to the potentially higher levels of illumination and the deleterious visual impact during the hours of darkness. Because of its forward location, the building could then become a conspicuous beacon in the darkness of the countryside.</p>	
SE/16/03510/HOUSE	38 Tudor Crescent	Removal of existing single storey extension to North elevation (rear). New single storey extension to North and West elevation. Comments by 12 December 2016.	<p>Support. The application appears to be compliant with planning policy. The reduction in the scale of the proposal is noted.</p>	
SE/16/03594/HOUSE	Akenfield, 35 Greenhill Road, Oxford	Proposed first floor extension to principle elevation. Part demolition and reconfiguration of existing single storey extension to rear. Proposed Loft Conversion. Erection of detached garage. Relocation of principle entrance to main dwelling. Proposed new gates and landscaping. Various alterations to the external fenestrations. Comments by 20 December 2016.	<p>Objection. The proposed garage is located in front of the property which is not in accordance with SDC RESPD 4.5.1 and the Oxford VDS.</p>	

<u>4.b Results</u>				
SE/16/02937/FUL	The Crown Inn, 10 High Street	Demolition of existing extensions and erection of a two storey rear extension to enlarge bar area to ground floor and office units to first floor.	Support	Granted
<p><u>5. District Councillor's Report</u></p> <p>5a. District Councillor John Edwards-Winsor reported that the proposal to stop sending paper copies of planning applications to Parishes, in an effort to save £5,000 per year, has been refused by Cabinet at SDC. OPC responded to the consultation stating how important it is to the Parish to be able to see the details on a paper copy which is not always clear when viewing online. A second proposal to drop the role of Duty Planning Officer from SDC has also been refused by Cabinet.</p> <p>5b. A copy of the Planning Portfolio – Report to Scrutiny Committee, which is a report on the Planning Department at SDC, has been forwarded to OPC Planning Committee members for information.</p> <p><u>6. Other</u></p> <p>6a. SE/16/03612/WTCA – Palace Field, The Green, Oxford – an application has been received by SDC for Various works to trees in a Conservation Area from Tree Ability.</p> <p>6b. SE/16/02867/HOUSE – Broughton Manor, High Street, Oxford - Construction of a new garden and machinery store to be located on the site of the original, now derelict greenhouse. This application has now been withdrawn.</p> <p>6c. SDC Planning Enforcement has been asked to look at the erection of a boundary fence over a manhole cover on the corner of Rye Lane. OPC has been advised that this is not an infringement of the planning permission.</p> <p>Date of next meeting: 21 December 2016 at 9:15am in The School House.</p>				