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

MINUTES of a MEETING of the OPC PLANNING COMMITTEE at The School House on 8 July 2015 from 9:15am

Present: Cllr M Whitehead (in the Chair), Cllr J Edwards-Winser and Cllr J Verrall and Mr R Shelton (co-opted).
Also Present: One member of the public.
Clerk: Mrs S Palmer

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

1. Apologies for Absence - None.

2. Declarations of interest not previously notified – None.

3. Minutes of the previous meeting
The minutes of the previous meeting held on 10 June 2015 were agreed as an accurate record of the meeting.

4 a. New applications – The following consultation responses were forwarded to Sevenoaks District Council:

Application reference	Address	Description	OPC Recommendation	SDC Decision
SE/15/01711/ FUL	60 High Street, Otford	Change of use from B1 (offices) to C3 (residential) to provide 5 no. 2 bed dwellings with associated parking. Comments by 13 July 2015.	**Support**	

SE/15/01748/ HOUSE	Holmewood, 8 Bubblestone Road, Otford TN14 5PN	Double storey extensions to the right hand flank and rear, single storey extension to the left hand side. The demolition of the existing single storey rear extension. New crossover. Comments by 13 July 2015.	OPC **supports** the proposed application. However, we note that Kent Highways is not on the list of consultees but there is a new crossover proposed which is close to an existing junction.	
SE/15/01863/ PART18	Railway Crossing, 180m South of Otford Station, Tudor Drive, Otford	Installation of a new stepped footbridge, between Tudor Drive and Evelyn Road, south of Otford Station OS Grid reference TQ695737. Comments by 15 July 2015.	OPC Objects to the proposed application. 1. The Network Rail response to the CIRAS Report (the rail industry's confidential reporting system) 40195 Missing whistle boards, Pilgrims Way foot crossing, Otford concludes that there are insufficient grounds to introduce a footbridge at this location at this time (Appendix 1 attached). 2. The trees indicated to be removed are incorrectly shown both in position, height, spread and number. The trees shown lie outside the boundary of Network Rail property. The trees perform an invaluable screening to the properties in Tudor Drive and would be impossible to replace on a like for like basis. 3. The column lighting will be contrary to EN6 but the previous design for bulkhead lighting in the internal walls of the structure would be acceptable. 4. The impact of the proposal on the surrounding environment, landscape, habitat and biodiversity is in conflict with policy SC1. 5. The proposal would result in the loss of open spaces and green infrastructure that would have an unacceptable impact on the character of the area which conflicts with	

			policy EN1. 6. The proposal will result in an unacceptable loss of privacy for the occupiers of nearby properties which conflicts with policy EN2. 7. The Parish Council would recommend that the position of the structure is reviewed. Appendix 2 (attached) details a revised position which would resolve the majority of the issues highlighted above.	
SE/15/01772/ HOUSE	Martins, Shoreham Road, Otford TN14 5RP	Erection of a two storey rear extension and a first floor rear extension. Extension to loft conversion. Internal alterations and alterations to fenestration. Comments by 15 July 2015.	OPC **objects** to the application. The proposed extension exceeds the Green Belt 50% rule as the Parish Council believes the property has been enlarged in the past.	
SE/15/01838/ HOUSE	6 Tudor Crescent, Otford TN14 5QS	Demolition of existing garage. The erection of a workshop to side and the erection of a two storey rear extension and single storey rear extension. Porch to front elevation. Comments by 14 July 2015.	**Support**	
SE/15/01647 HOUSE	93 Willow Park, Otford	Erection of a single storey side extension. Comments by 22/07/2015.	**Support**	
SE/15/01755/ CONVAR	Block 9 Vestry Estate, Vestry Road, Sevenoaks	Variation of condition 3 (trade counter) of SE/14/02731/CONVAR (Redevelopment of site to comprise 5 units for trade counter use with associated car parking) to increase the floor space within until 2 by 54 sq.m (71 sq.m to 125 sq.m).	**Support**	

SE/15/01580/ HOUSE Response made under delegated authority.	Mayola, Station Road, Otford, TN14 5QU	Erection of detached two storey gym and workshop building. Comments by 29 June 2015.	Comment Only: OPC has no specific objection to the proposal but a single storey structure would be more appropriate to both adjoining buildings and in the AONB site on which it stands.	
4.b Results				
14/04015/ HOUSE	Hillydeal Cottage, 14B Hillydeal Road, Otford	Demolish flat roof side extension and remove pitched roof of remaining building. Rebuild side extension and raise walls of the whole building and build new pitched roof to create first floor bedroom accommodation. Changes to fenestration. Erection of detached garage.	**Support**	**Granted**
SE/15/00881/ FUL	Land North of Pilgrims Oasts, Station Road	Construction of a 10 room Care Home with three staff apartments.	**Objection**	**Refused**
SE/15/00935/ ADV	Homebase Ltd, Unit A, Riverside Retail Park	Set of new signs designed with new branding to replace existing signage.	**Support** with the condition that the signage at the front of the shop is only illuminated during the public opening hours. None of the other proposed signage should be illuminated.	**Granted**
SE/15/01039/ ADV	Units 1 to 3, Block 4, Vestry Road	Three mounted signs of fascia.	**Support**	**Granted**
SE/15/00839/ FUL	The Horns, 66 High Street, Otford	Change of use, conversion and refurbishment of Public House to 2 three bedroom dwellings to include demolition of single storey existing rear extension and erection of front/side and rear single	**Support**	**Granted**

		storey extensions. Demolition of free standing garage and erection of 2 shed and log stores, rear car parking, hard and soft landscaping and association works.		
4.c Appeals				
4.d Trees				
SE/15/01796/ WTCA	Yew Tree Cottage, 48 High Street, Otford	Various works to trees (CA).		

5. District Councillor's Report District Councillor J Edwards-Winser reported that he had attended a meeting on the Community Infrastructure Levy. Further information on this subject will be issued by SDC.

6. Other

a. SE/15/00666/HOUSE – 6 Tudor Crescent, Otford – Demolition of existing garage to incorporate a two storey rear and single storey side extension. Erection of a new porch. Please note that this application has been withdrawn.

b. PAG/SE/08/675/Ra – Sevenoaks Quarry, Bat & Ball Road, Sevenoaks.
Development: Non-material amendments to conditions attached to planning permission SE/08/675 (i.e. main quarry permission) and to the details approved pursuant to that permission.
The non-material amendments include: revised internal access / haul road arrangements; temporary office / welfare facilities; clarification on the extraction of minerals along the southern conveyor line route; temporary compound for external contractors working on site; and details of conveyor routes and overburden movements. The application also includes responses to a number of issues raised in a recent site monitoring report.
Members noted the application.

c. Neighbourhood Plan. Members agreed that there was no advantage to producing a Neighbourhood Plan at this time.

Date of next meeting: 22 July 2015 at 9:15am in The School House.