



OXTED PARISH COUNCIL - PLANNING COMMITTEE MEETING

Minutes of the meeting of Oxted Parish Council Planning Committee,
held in The Meeting Room, Oxted Community Hall, Church Lane, Oxted
on Tuesday 13th December 2016 at 6.00pm

Mrs Karen Weightman
Mrs Liz Parker
Mrs Beverley Connolly
Mr Terry Dillon
Mrs Barbara Harling
Mrs Claire Dillon

Mrs M Gibbins - Clerk to Oxted Parish Council

MINUTES

- 1. Apologies for absence:** to receive and accept apologies for absence.
Mr Colin David and Mrs Katherine Saunders
- 2. Declarations of Disclosable Pecuniary Interest:** *To receive any disclosure by members of personal pecuniary interests in matters on the agenda, the nature of any interests, and whether the member regards the interest to be prejudicial under the terms of the new Code of Conduct. Anyone with a prejudicial interest must, unless an exception applies, or a dispensation has been issued, withdraw from the meeting.* There was none
- 3. Public session:** Three local residents attended the meeting to raise their concerns regarding application TA/2016/1665 and requesting that if it is likely to be passed by the planning officer that District Cllr Liz Parker request that it goes to full planning committee at TDC
- 4. To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2016/2061**
Demolition of existing rear extension. Erection of single storey rear extension and front porch.
78 Greenacres, Oxted RH8 0PB
Applicant: Rushton
The Councillors commented that this application has already been approved by TDC prior to the Parish Council being able to comment.
 - 4.2 TA/2016/2087**
Erection of single storey rear extension and erection of new roof over garage in association with conversion of garage to store/study.
83 Chestnut Copse, Hurst Green RH8 0JJ
Applicant: Rob & Melanie Burles
The Parish Councillors made no comment

4.3 TA/2016/1665

Demolition of existing barn. Erection of dwelling (amended ownership certificate).

Stable Building, Oxted Mill, Spring Lane, Oxted RH8 9PB

Applicant: Andrew Stacey

The Parish Councillors reiterate their objection to this application due to the current building is not a residential property and therefore this would be a change of use. The proposal is inappropriate development of the site being as the site is green belt and in a conservation area. The proposed development would detract from the openness of the green belt. Due to the accessibility on to the road there is also a road safety issue. It was agreed that District Cllr. Liz Parker will request that this application goes to full committee if the planning officer is considering passing the application.

4.4 TA/2016/1680

Demolition of existing greenhouse, shed and log store. Erection of shed incorporating new concrete base below. (Certificate of Lawfulness for a Proposed Use or Development)

37 St Clair Close, Oxted RH8 9JP

Applicant: Natalie Bassett

The Parish Councillors would leave to TDC Officers however noted that this Certificate has already been granted.

4.5 TA/2016/1959

Demolition of existing garden room and detached garage. Erection of part single/part two storey front, side and rear extension to provide ancillary residential accommodation.

80 Pollards Oak Road, Hurst Green RH8 0JW

Applicant: Stephen Phillips

The Parish Councillors object to this application due to overdevelopment of the site. If the planning officer approves the application a condition should be included that prevents the ancillary residential accommodation from being sold as a separate dwelling.

4.6 TA/2016/2201/TCA

T1 Sycamore: Cut back to main stem lowest 10 branches overhanging garden and garage of No. 15 High Street; cut back higher branches by 2.5 metres shaping in with the main crown leaving a length of 4.5 metres.

15 High Street, Oxted RH8 9LN

Applicant: Eric Johnson

The Parish Councillors leave to Arboriculturist

4.7 TA/2016/2127

Installation of external cladding. (Certificate of Lawfulness for a Proposed Use or Development)

Summer Hill, Wilderness Road, Oxted RH8 9HS

Applicant: Caroline Hart

The Parish Councillors leave to TDC Officers

4.8 TA/2016/2147

Demolition of existing detached garage. Erection of single storey front, side and rear extension and alterations to existing front porch.

42 Chichele Road, Oxted RH8 0AG

Applicant: Cox

The Parish Councillors made no comment

4.9 TA/2016/2177

Erection of single storey side/rear extension and part conversion of garage to habitable accommodation.

10 Wheeler Avenue, Oxted RH8 9LE

Applicant: Terry Perera

The Parish Councillors made no comment

4.10TA/2016/2222

Erection of single storey extension to south elevation in association with conversion of garage to habitable accommodation. Changes to fenestration including removal/installation of windows and doors. (Certificate of Lawfulness for a Proposed Use or Development)

12 Parklands, Oxted RH8 9DP

Applicant: N Codling

The Parish Councillors leave to TDC Officers

4.11TA/2016/2218

Erection of two storey side extension

14 The Greenway, Hurst Green, RH8 0JZ

Applicant: Daniel & Francesca Gauntlett

The Parish Councillors expressed concern at the extent of the proposed extension as it spreads the entire site and restricts side access

4.12TA/2016/2210

Demolition of existing rear extension. Erection of part single/part two storey rear extension.

15 Pollards Oak Road, Hurst Green RH8 0JL

Applicant: Emma Alexander

The Parish Councillors made no comment

4.13TA/2016/1913

Erection of single storey side extension incorporating balcony over, extension of existing basement to incorporate new staircase and raised decking to rear elevation. Conversion of additional loft space to habitable accommodation in association with installation of roof lights to front, rear and side elevations. Changes to fenestration including remove/installation of windows and doors.

Home Place, Wolfs Hill, Limpsfield RH8 0QT

Applicant: Sam & Celia Evans

The Parish Councillors made no comment

4.14TA/2016/1960

Erection of a detached dwelling with integral garage on land previously occupied by demolished coach house and garage.(Amended site plan and certificate)

West Heath, Rockfield Road, Oxted RH8 0HA

Applicant: Michael Pocock

The Parish Councillors object to this application as it is larger than the original planning application. The proposal is out of keeping with the area, over development of the site. There was serious concern expressed regarding the access onto Rockfield Road which is dangerous and needs addressing. Oxted Parish Council considers the proposal dangerous and requests that Surrey County Council Highways undertakes a site visit to observe and advise on modification to site design. Concern was expressed that work has commenced however no plan has been made for the road.

4.15TA/2016/290

Demolition of existing outbuildings to the side and rear. Erection of single storey side and rear extension to for extended bar area, dining room and kitchen and internal works to existing pub. Formation of extended car parking area, access paths and patio terraces. Rerouting of existing farm track to the adjacent site and landscaping (Amended plans)

69 Tanhouse Road, Oxted RH8 9PE

Applicant: Andy Frost

The Parish Councillors are in favour of this application however consideration needs to be given to providing additional parking spaces for the disabled and the groundwork for the parking area should be in the form of gravel to keep the rural appearance of the area.

4.16TA/2016/2086

Demolition of existing conservatory, car port, detached garage and part demolition of existing two storey projection to rear. Erection of open porch to front elevation, single storey rear extension, part single/part two storey side extension and dormer windows to rear elevation in association with conversion of loft space to habitable accommodation

Little Earls, Merle Common Road, Oxted RH8 0RP

Applicant: Nick & Nina Morrison

The Parish Councillors made no comment

4.17TA/2016/2129

Conversion of existing garage to habitable accommodation. Changes to fenestration including removal/installation of windows and doors.

1 Laurel Drive, Hurst Green RH8 9DT

Applicant: Mark Adams

The Parish Councillors made no comment

4.18TA/2016/2139/TPO

T524 Sycamore " Reduce crown by 2.5 m in height and radial spread (approx. 20%); crown lift to 6 metres above ground level over road. T531.1 Holly " Reduce height by 3 metres

Beech Hill, Woodhurst Lane, Oxted RH8 9HD

Applicant: B J Belton

The Parish Councillors leave to Arboriculturist

4.19TA/2016/2120

Erection of single storey rear and side extension and conversion of garage to habitable accommodation. Installation of door to side elevation.

7 Alexander Place, Oxted RH8 0PE

Applicant: J Bland

The Parish Councillors made no comment

4.20TA/2016/2169

Erection of detached dwelling, detached garaged and associated access.

The Croft, Quarry Road, Oxted RH8 9HE

Applicant: Martyn Avery

The Parish Councillors made no comment

The meeting ended at 1940 following a short break at 1910.

Date of the next meeting of the Planning Committee: will be held in the Meeting Room, Oxted Community Hall, Church Lane, Oxted, on Tuesday 3rd January 2017 at 6.00pm
