



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 7th January at 6.00pm

Committee Members
Cllr. Denize Wallace - Chair
Cllr. Liz Parker
Cllr. Katherine Saunders
Cllr. Peter Damesick
Cllr. Anne Rivers

Mrs M Gibbins
Clerk to Oxted Parish Council

MINUTES

1. **Apologies for absence:**
Received and accepted apologies for absence from Cllr R Hull.
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 declared
3. **Public session:** There was no member of the public present.
4. **To consider and make comment on the following Planning Applications:**
4.1 TA/2019/1846
Conversion from two dwellings to single dwelling, part two storey, part single storey rear extension with habitable roof-space, creation of habitable basement, 2 x front rooflights, alterations to side elevation, and hard landscaping to rear and side, involving demolition of existing two storey rear extension and removal of front dormer
2 Court Farm Lane, Oxted RH8 9NZ
Applicant: Chris Jones
Comment: The Parish Councillors support the comments made by the heritage organisations and leave to TDC Officers

4.2 TA/2019/1895

Conversion from two dwellings to single dwelling, part two storey, part single storey rear extension with habitable roofspace, creation of habitable basement, 2 x front rooflights, alterations to side elevation, and hard landscaping to rear and side, involving demolition of existing two storey rear extension and removal of front dormer (Listed Building Consent)

2 Court Farm Lane, Oxted RH8 9NZ

Applicant: Chris Jones

Comment: The Parish Councillors leave to the SCC Listed Buildings Officer

4.3 TA/2019/1841

Erection of two-storey, 4-bed, detached dwelling with detached garage, involving demolition of existing dwelling

Holly Bush Farm, Gibbs Brook Lane, Oxted RH8 9NX

Applicant: Murtha Kavanagh

Comment: The Parish Councillors expressed concern regarding the bulk of the building being out of keeping with other dwellings in the area and out of keeping with the landscape and character of the area. The Parish Councillors also expressed concern regarding the removal of trees which will be undertaken and request that the Arboriculturist is consulted.

4.4 TA/2019/1976

Erection of single storey rear and two storey side extensions (Amended Description)

16 Westlands Way, Oxted RH8 0ND

Applicant: C Draper

Comment: This application had already been refused at the time of the meeting.

4.5 TA/2019/1799

Part two storey, part single storey, side/rear extensions and creation of 3 x 1-bed and 1 x 2-bed self contained flats involving retention of ground floor retail units

6 Station Road West, Oxted RH8 9EP

Applicant: Rupesh Patel

Comment: The Parish Councillors consider this is overdevelopment of the site and that 4 flats is too much on this site.

4.6 TA/2019/1994/TPO

Tulip (T2) - lop lower branches because of excessive overhang in our garden from where tree is located (Summerfield)

Litchfield, Rockfield Road, Oxted RH8 0HA

Applicant: Colin Cox

Comment: This application had already been approved at the time of the meeting.

4.7 TA/2019/1991

Enlargement of roofspace for habitable use to create second floor including rear dormer

38 Beatrice Road, Oxted RH8 0PZ

Applicant: Graeme Duffy

Comment: This application had already been refused at the time of the meeting.

4.8 TA/2019/1909

Two storey side and rear extension, with internal alterations at ground floor level.

38 Central Way, Oxted RH8 0LZ

Applicant: Mark Roberts

Comment: This application had already been refused at the time of the meeting.

4.9 TA/2019/2032/NH

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height would be 3.69 metres, and for which the height of the eaves would be 2.35 metres (Notification of a Proposed Larger Home extension)

5 Pollards Oak Road, Hurst Green RH8 0JL

Applicant: Miss Natalie Howard

Comment: The Parish Councillors leave to TDC Officers

4.10 TA/2019/2025

Installation of vehicular crossover to front and hard-standing to front

138 Wolfs Wood, Hurst Green RH8 0HJ

Applicant: Mr Clive Luck

Comment: The Parish Councillors are in favour of having vehicles removed from parking on the road however expressed concern if vehicles heavier than cars are parked on the none dug out hard-standing.

4.11 TA/2019/2012

Construction of an open water reservoir

Tandridge Golf Club, Godstone Road, Oxted RH8 9NQ

Applicant: Mr Andrew Tanner

Comment: The Parish Councillors did not consider that there was sufficient information for them to make a decision. The Parish Councillors leave to TDC Officers to make a decision once additional information has been provided to SCC.

4.12 TA/2016/2247/Cond1

Details pursuant to the discharge of Condition 4 (Tree Protection Details) of planning permission ref: 2016/2247 dated 03/02/2017 (Erection of first floor extension over existing single storey rear extension, single storey infill rear extension and alterations to fenestration in association with conversion of existing garage to provide ancillary residential accommodation. Formation of additional hard-standing incorporating extension of driveway.)

46 Wheeler Avenue, Oxted RH8 9LE

Applicant: Mr & Mrs Plunkett

Comment: The Parish Councillors refer this application to the Arboriculturist

4.13 TA/2019/1941

Erection of a new detached 1 x 3 bed dwelling and garage

Land adjacent to Heybridge, Holland Lane, Hurst Green RH8 9AS

Applicant: Mrs Clare Macmillan

Comment: The Parish Councillors expressed concern regarding the access to this site and the visibility onto Holland Lane. The Parish Councillors consider that a SCC Highways report is required.

4.14 TA/2019/2086

Single storey rear extension and open front porch

19 Woodhurst Lane, Oxted RH8 9HN

Applicant: Mr Dan & Mrs Iona Cowland

Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.15TA/2019/2088

Two storey side extension and porch to front
26 Comforts Farm Avenue, Hurst Green RH8 9DH

Applicant: Mr Kevin Jennings

Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.16TA/2019/1956

Single storey front/side/rear extension including conversion of garage to habitable use and first floor extension

30 Chalkpit Lane, Oxted RH8 0NE

Applicant: Mr & Mrs M Hamblin

Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.17TA/2019/2109/N

Steel frame storage building extension (Prior Approval)

Mollstones Farm, Red Lane, Limpsfield RH8 0RS

Applicant: Mr Jonathan Day

Comment: Prior approval is not required (Agricultural Notification)

4.18TA/2019/2118

Single storey rear extension

31 Oast Road, Hurst Green RH8 9DU

Applicant: Janos Suto

Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.19TA/2019/2140

Proposed first floor side and rear extensions

16 Central Way, Oxted RH8 0LS

Applicant: Rebecca Mallace

Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.20TA/2019/2154

Part two storey rear extension, part first floor side extension over existing kitchen

38 Beadles Lane, Oxted RH8 9JJ

Applicant: C Darby

Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.21TA/2019/2093/HRN

Removal of hedgerow

BAM Nuttall Site Compound, Barrow Green Road, Oxted RH8 0LN

Applicant: Mr Adam Aspinal

Comment: The Parish Councillors leave to Arboriculturist

4.22TA/2018/92

Location: St Marys Junior School, Silkham Road, Oxted, Surrey RH8 0NP, Proposal: Details of a Drainage System Verification Report, School Travel Plan, Flood Mitigation Measures Verification Report and Parking Scheme submitted pursuant to Conditions 4, 7, 11 and 12 of

planning permission Ref: TA/2018/92 dated 4 April 2018. Please find attached a copy of our formal consultation/notification letter. The application documents and plans are available to view or download from our website:

<http://planning.surreycc.gov.uk/planappdisp.aspx?AppNo=SCC%20Ref%202019/0166>

Comment: The Parish Councillors have no issues to raise

Date of the next meeting of the Planning Committee: will be held in the Meeting Room, Oxted Community Hall, Church Lane, Oxted, on Tuesday 28th January 2020 at 6.00pm

Copies of Parish Council minutes are held by the Clerk and are available on the

Parish Council web-site: www.oxted-pc.org.uk

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