



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 18th February at 6.00pm

Committee Members

Cllr. Denize Wallace - Chair

Cllr. Reg Hull

Cllr. Liz Parker

Cllr. Katherine Saunders

Cllr. Peter Damesick

Mrs M Gibbins

Clerk to Oxted Parish Council

MINUTES

1. **Apologies for absence:** received and accepted apologies from:
Cllr Anne Rivers.
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.*
Cllr Denize Wallace declared an interest in the appeal application TA/2019/1139 due to the proximity of the building to her address
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/2019/2209
Erection of part single/part two storey front, side and rear extensions with hipped roof incorporating integral garage (amended description).
92 Central Way, Oxted RH8 0LY
Applicant: Matthew Ling
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.2 TA/2020/101

Erection of single storey rear extension

183 Mill Lane, Hurst Green RH8 9DE

Applicant: Brett

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

4.3 TA/2019/2128

Erection of single storey rear extension (Certificate of Lawfulness for a proposed development)

62 Gordons Way, Oxted RH8 0LW

Applicant: Adam Pullen

Comment: The Parish Councillors leave to TDC Officers

4.4 TA/2020/105

Raise of ridge line of existing side extension to create usable space for an en-suite.

13 Woodland Rise, Oxted RH8 9HW

Applicant: Tracey Williams

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

4.5 TA/2020/76

Erection of a single storey rear extension, two storey side extension and provision for off street parking.

16 Westlands Way, Oxted RH8 0ND

Applicant: Mrs C Draper

Comment: In considering the application the Parish Council has found no material planning reasons for refusal however they sympathise with the neighbours comments and request that they are taken into account when the Officer considers this application.

4.6 TA/2020/242/TPO

T1: Declining Lime in front of The Firs reduced heavily to 8m from ground level. Reduce risk of failure.

The Firs, Neb Lane, Oxted RH8 9JN

Applicant: Mr Mark Hamway

Comment: The Councillors leave to the Arboriculturist

4.7 TA/2018/1986/COND1

Details pursuant to the discharge of Condition 3 (Management of Contamination), Condition 4 (Ecology), Condition 5 (Construction Transport Plan), Condition 12 (External surface material schedule), Condition 16 (Arboricultural method statement) of planning permission ref:2018/1986 dated 04 April 2019 (Demolition of existing buildings. Redevelopment of the site comprising three residential dwelling houses, parking provision, landscaping and associated works).

10 Beadles Lane, Oxted RH8 9JJ

Applicant: Mr Adrian Elshaw

Comment: The Councillors leave the pursuant of the Conditions to TDC Officers to ensure they are complied with.

4.8 TA/2020/219

Partial removal of internal wall and reinstate with structural steel.

97 Hazelwood Road, Hurst Green RH8 0JA

Applicant: Nicholas Dawson

Comment: The Councillors leave to TDC Officers

4.9 TA/2020/96

Retention of agricultural barn

Eden Brooke Farm, Popes Lane, Oxted RH8 9PL

Applicant: Mr C Goard

Comment: The Councillors agree to this application as it enables the farmer to undertake a second cut and allows for the storage of hay without the need for it to be wrapped in plastic. The Councillors request a condition that stipulates the barn can only be used for agricultural use.

4.10 TA/2019/0216

Planning Application Consultation/Notification for SCC Ref 2019/0216 Land at Oxted Quarry, Chalkpit Lane, Oxted RH8 0QN

Location: Land at Oxted Quarry, Chalkpit Lane, Oxted RH8 0QN, Proposal: Details of additional chalk stores and use of a mobile chalk screener pursuant to Condition 10 of planning permission Ref: TA93/0765 dated 11 June 1997.

The application documents and plans are available to view or download from our website:

<http://planning.surreycc.gov.uk/planappdisp.aspx?AppNo=SCC%20Ref%202019/0216>

Comment: The Councillors object to this application and comment as follows:

- **Based on the limited information provided Oxted Parish Council is objecting over concerns of increased HGV movement in the area and the excessive noise levels of the chalk screeners**
- **Concerns regarding the siting of the larger chalk stores so close to the upper entrance which would also adversely impact the community with the additional traffic flow and would, presumably, breach the current restrictions imposed by Surrey County Council.**
- **The proposed chalk storage and screening equipment are to facilitate increased supplies of chalk, principally agricultural lime, from Oxted Quarry. Increased chalk sales would require a substantial increase in HGV movements to and from Oxted Quarry, additional to the high volume of HGV traffic already serving landfill operations at the quarry The Market Assessment supporting the application notes that increased sales on the scale envisaged would be dependent on “unrestricted access and egress for HGVs during normal working hours.”**
- **The daily volume of HGV movements at the Quarry is currently restricted under planning conditions set by Surrey County Council. Southern Gravel Limited has appealed against these restrictions, basing their case at the recent inquiry on plans to increase chalk sales from the quarry.**
- **The planning submission itself makes no reference to the scale or impact of increased volumes of HGV traffic to and from Oxted Quarry resulting from increased chalk sales. It does try to claim that increased chalk supplies from Oxted would have environmental benefits by avoiding chalk transport from further afield, reducing HGV mileage and engine emissions. This is a spurious claim of any net benefit which does not take any account the effects of significantly increased HGV traffic from Oxted Quarry.**
- **The planning submission is seriously deficient in omitting any assessment of the impact of increased HGV movements at Oxted Quarry. It is not justified in claiming (6.0.3) that the use of the storage and screener would have no unacceptable impacts on “the environment or local amenity”. It ignores the significantly deleterious impacts on**

environment and amenity that substantial additional HV traffic would have, which should be given full consideration in assessment of the planning application.

- The Savills Market Assessment submitted in support of the application is superficial and does not provide clear or evidenced analysis of the size and nature of the market for chalk materials from Oxted Quarry. There is no analysis or data given on the extent of demand for agricultural lime in the catchment area of Oxted Quarry, limited to an area within 25-30 miles distance that could be supplied profitably. No evidence is presented on the amounts of chalk sales from three other quarries within the Oxted market area. The planning application is therefore not supported by any evidenced analysis of actual demand for chalk materials in the market area of the Oxted Quarry.
- Chalk stores to be removed when they are no longer required to store chalk.
- There will be an environmental impact with the extra traffic for the additional containers which will be required and these will need to be delivered on low loaders.

5. Appeal

TA/2019/1139 - Former Langley House, Church Lane, Oxted RH8 9LH

Enlarged dormers to rear (Retrospective)

Comment: The Councillors support the refusal by TDC Officers as the enlarged dormers are in breach of what had been agreed in the original planning application.

Date of the next meeting of the Planning Committee: will be held in the Meeting Room, Oxted Community Hall, Church Lane, Oxted, on Tuesday 10th March 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 Mrs M Gibbins, Parish Clerk, Tel: 07510 226989