



OXTED PARISH COUNCIL - PLANNING COMMITTEE

Minutes of the meeting of Oxted Parish Council Planning Committee,
held via the on-line TEAMS remote set-up on Tuesday 6th October at 6.00pm

Committee Members
Cllr Peter Damesick - Chairman
Cllr. Reg Hull
Cllr. Liz Parker
Cllr. Deb Shiner
Cllr. Denize Wallace

MINUTES

1. **Apologies for absence:** to receive and accept apologies for absence.
There was none
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 however Cllr Wallace refrained from participating in the discussion and comment for application TA/2020/1643 and she is acquainted with the applicants.
3. **Public session:** there was two members of the public present speaking in relation to TA/2020/1534, 86 Bluehouse Lane. The Committee listened to their concerns and the Chairman thanked the residents for their comments and for attending the meeting.
The Councillors agreed with the Chairman's request to bring application TA/2020/1534 to the start of the agenda
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2020/1536
Installation of 2 x sliding doors, replacing existing doors on front elevation of Annex (Certificate of Lawfulness for a Proposed Development)
Auld Court, 16 Rockfield Close, Oxted RH8 0DN
Applicant: Phillip Rolfe
Comment: The Parish Councillors leave to TDC Officers
 - 4.2 TA/2020/1537
Removal of existing bedroom window and provision of sliding doors together with erection of balcony to front elevation.
Auld Court, 16 Rockfield Close, Oxted RH8 0DN
Applicant: Phillip Rolfe
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.3 TA/2020/1538

Conversion of existing garage into habitable accommodation together with new pitched roof.

Auld Court, 16 Rockfield Close, Oxted RH8 0DN

Applicant: Phillip Rolfe

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

4.4 TA/2020/1534

Demolition of existing dwelling. Erection of 7 x two bed apartments with associated car parking and amenities. (Outline application for access, appearance, layout and scale)

86 Bluehouse Lane, Oxted RH8 0AD

Applicant: Martyn Avery

Comment: Parish Councillors consider the proposed development unsatisfactory and inappropriate for this site in terms of layout and scale. The proposed development is bulky and of significant larger scale and height than adjacent dwellings on the south side of Bluehouse Lane. It represents overdevelopment of the site out of proportion with the size of the plot. Excessive densification is reflected in inadequate provision of parking spaces (9) in relation to the number of apartments (7) - the minimum required ratio of space is 1.5 per dwelling - and in the floor areas of four of the seven apartments shown on the plans which are below the national minimum space standard of 79 square metres for two-bedroom dwellings with 4 bed-spaces.

4.5 TA/2020/1613

Erection of single storey side and rear extension, conversion of garage to habitable accommodation in association with new roof over and changes to fenestration including installation/removal of windows and doors.

87 Chestnut Copse, Hurst Green RH8 0JJ

Applicant: Hobday

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

4.6 TA/2020/1353

Erection of single storey side extension. (Certificate of Lawfulness for proposed development)

1 Paddock Way, Hurst Green RH8 0LF

Applicant: Paul Hunt

Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The plot is large enough to accommodate the proposal

4.7 TA/2020/1520

Erection of detached dwelling

Land Adjacent to 28 The Greenway, Hurst Green RH8 0JZ

Applicant: Kelly Copperwaite

Comment: The Parish Councillors object on the grounds of overdevelopment of the plot which is not large enough to accommodate the proposal

4.8 TA/2020/1574

Demolition of extension to the rear. Erection of rear extension with roof lights.

12 High Street, Oxted RH8 9LP

Applicant: Qasim Chohan

Comment: The Parish Councillors acknowledge the proposed extension would visually be out of character with immediate surroundings but not clearly visible from the street and thus found no material planning reasons for refusal.

4.9 TA/2020/1624

Erection of a prefabricated garage building to existing dedicated parking area.

27 Barnfield Way, Hurst Green RH8 9QF

Applicant: Harry Dalton

Comment: The Parish Councillors are unaware of whether this development is permissible.

4.10TA/2020/1645

Retention of existing raised platform

41 Paddock Way, Hurst Green RH8 0LG

Applicant: T McKenzie

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

4.11TA/2020/1701

Retention of a double demountable classroom building

St Marys Junior School, Silkham Road, Oxted RH8 0NP

Applicant: The Governors of St Marys School

Comment: fully support retention for which the school has made a compelling case

4.12TA/2020/1664

Erection of single storey outbuilding for use as ancillary living accommodation (granny annexe)

67 Hurst Green Road, Hurst Green RH8 9AJ

Applicant: Nancy Scott

Comment: In considering the application the Parish Council has found no material planning reasons for refusal although the outbuilding may impact on Old Meldrum

4.13TA/2020/1642

Erection of single storey rear extension. Conversion of loft to habitable accommodation to include a dormer extension to existing rear roof slope. (Certificate of Lawful Development for a Proposed Development)

66 Greenacres, Oxted RH8 0PB

Applicant: Mrs R Romaine

Comment: The Parish Councillors leave to TDC officers.

4.14TA/2020/1621

Demolition of existing commercial single storey buildings. Erection of 1 x detached dwelling with associated works.

21 Hoskins Road, Oxted RH8 9HT

Applicant: Mr P Russell

Comment: The Parish Councillors consider this a beneficial redevelopment of an unused site although the vehicle ingress and egress are not good. The Councillors were impressed with the Energy Statement.

4.15TA/2020/1643

Variation of condition 2 (approved plans) of planning permission ref: 2018/2458 (Erection of two storey side extension (with part excavation for basement), single storey rear extension and single storey extension to attached side outhouse) to replace the Juliette balcony with a balcony that extends from the current patio to gain an external link into the living area.

27 Beadles Lane, Oxted RH8 9JG

Applicant: Mr Ian & Mrs Ruth Fraser

Comment: In considering the application the Parish Council has found no material planning

reasons for refusal.

4.16TA/2020/1570

Erection of 2 single storey side extensions. (Certificate of Lawfulness for a Proposed Development)

Robinslade, Wilderness Road, Oxted RH8 9HS

Applicant: Christian Tym

Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The site can accommodate the proposed extensions.

4.17TA/2020/1465

Erection of single storey side extension. Conversion of garage to annexe with pitched roof. Erection of first floor side extension. Enlargement of existing raised rear patio with new stairs and balustrade. Formation of permeable paved driveway to front with 1m high timber fence and hedging.

7 Chichele Road, Oxted RH8 0AE

Applicant: Ms Sarah Conway

Comment: The Parish Councillors were informed by TDC that the plans accompanying the application were for a site in Caterham and hence the Councillors confusion was justified. The Councillors thus had no issues with the application.

The meeting ended at 1910

The next planning committee meeting will be on Tuesday 27th October 2020

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