



## OXTED PARISH COUNCIL - PLANNING COMMITTEE

Minutes of the meeting of Oxted Parish Council Planning Working Group, held via the on-line TEAMS remote set-up on Tuesday 3<sup>rd</sup> August 2021 at 6.00pm,

### Members

Cllr Peter Damesick - Chairman

Cllr. Reg Hull

Cllr. Liz Parker

Cllr. Deb Shiner

Cllr Anne Rivers

Mrs Maureen Gibbins  
Parish Clerk & RFO

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### Working Group Comments

1. **Apologies for absence:**

Mrs Gibbins was unable to attend. Cllr Hull took the minutes.

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 were no members of the public in attendance.

4. **Comments were made on the following Planning Applications:**

**4.1 TA/2021/703**

Demolition of the existing buildings; Erection of a two-storey building with accommodation in the roof-space fronting onto Barrow Road comprising 10 x two-bedroom flats and erection of a two-storey building at the rear of the site adjacent to the railway embankment comprising of 4 x two bedroom. Provision of associated vehicular access, parking, and amenity areas.

15 Barrow Green Road, Oxted RH8 0NJ

Applicant: Rushmon Homes

**Comment: The Parish Council objects to this application because it is an overdevelopment of the site. Specifically: -**

- The proposed development is high density (100 dph) for the vicinity and well above the policy guidelines for the area.
- There is no 'amenity space'
- The number of parking spaces is inadequate relative to the number of flats.

- The rear block is directly adjacent to the railway embankment resulting in poor amenity and noise issues for residents.
- The rear block is substantially (+3 metres) higher than the garage building it will replace. It adjoins neighbouring gardens and there will be some overlook issues on neighbouring properties.
- There is a concern that the arch is not high enough to accommodate amenity vehicles
- There is a concern that the drainage will be inadequate
- There is likely to be decontamination of the land due to diesel storage tanks. This may impact on the neighbouring properties

#### 4.2 TA/2020/2203/Cond1

Details pursuant to the discharge of Condition 4 (Archaeological work) of planning permission ref: 2020/2203 dated 12th March 2021 (Erection of single storey rear extension with associated hard landscaping, ground, first floor, and basement internal alterations).

Tandridge Priory, Barrow Green Road, Oxted RH8 9NE

Applicant: Mr Scott & Mrs Sarah Marcar

**Comment: The Parish Councillors leave to the TDC officers to determine if the condition has been satisfactorily discharged.**

#### 4.3 TA/2020/2033/Cond1

Details pursuant to the discharge of Condition 3 (Materials) of planning permission ref: 2020/2033 dated 26th April 2021 (Erection of single storey rear extension and first floor dormer to existing house. Erection of first floor dormer to room over detached garage).

Standwell House, 16 Beadles Lane, Oxted RH8 9JJ

Applicant: Mr R Gordon

**Comment: The Parish Councillors leave to the TDC officers to determine if the condition has been satisfactorily discharged.**

#### 4.4 TA/2021/1173

Demolition of existing shed and removal of hedge. Erection of outbuilding. (Certificate of Lawfulness for Proposed Use or Development)

Turftide, Icehouse Wood, Oxted RH8 9DN

Applicant: Mr Ashley & Mrs Anna Prebble

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

#### 4.5 TA/2021/1097

Erection of single storey front extension including double garage and associated alterations to the existing porch.

Cedar Lodge, Icehouse Wood, Oxted RH8 9DW

Applicant: Barber

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The councillors noted the clarity of the plans.**

#### **4.6 TA/2021/1179**

Erection of single storey rear extension and internal alterations.

39 Barrow Green Road, Oxted RH8 0NJ

Applicant: Mr & Mrs Burns

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

#### **4.7 TA/2021/943**

Alterations to shopfront & installation of 2 replacement air conditioning units at rear of the building. 63 to 65 Station Road East, Oxted RH8 0AX

Applicant: Mr G Taylor

**Comment: In considering the application the Parish Council have concerns that there appears to have been no application for a change of use. It also notes that an additional national chain "coffee shop" may be detrimental to the vision of Oxted to have a high street that has a high proportion of independent traders.**

#### **4.8 TA/2021/1202**

Conversion of existing garage to habitable accommodation and extension of existing driveway to provide one additional off-road parking space.

22 Lankester Square, Oxted RH8 0LJ

Applicant: Mr & Mrs Kay

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

#### **4.9 TA/2021/1203**

Replacement of conservatory roof with pitched tiled roof and build-up of parapet wall. Erection of new patio doors to rear to replace existing.

22 Lankester Square, Oxted RH8 0LJ

Applicant: Mr & Mrs Kay

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

#### **4.10 TA/2021/1041**

Installation of new windows to replace current ones. (Certificate of Lawfulness for Proposed Use or Development)

25 High Street, Oxted RH8 9LN

Applicant: Mr Seth Branum

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

#### **4.11 TA/2021/1261/NH**

Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres (Notification of a Proposed Larger Home extension)

14 Meadowlands, Hurst Green, Oxted RH8 9BG

Applicant: Mr & Mrs Hines

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

#### **4.12 TA/2021/1186/NH**

Erection of a single storey rear and side extension which would extend beyond the rear wall of the original house by 4.9 metres, for which the maximum height would be 2.8 metres, and for which the height of the eaves would be 2.8 metres (Notification of a Proposed Larger Home extension)

81 Wolfs Wood, Hurst Green, Oxted RH8 0HH

Applicant: Mr & Mrs Fitzmaurice

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The Councillors request that there is a condition that any damage to the verges is made good by the developer. They also noted the concern of a neighbour regarding the boundary line.**

#### **4.13 TA/2021/1210**

Erection of part single/part two storey rear and side extension.

38 Chalkpit Lane, Oxted RH8 0NE

Applicant: Mr Long

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal. They noted the concern of a neighbour regarding potential light issues.**

**Meeting closed at 1855**

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**The next planning application meeting will be on Tuesday 24<sup>th</sup> August 2021 - Venue to be confirmed**

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Copies of Parish Council minutes are held by the Clerk and are available on the Parish Council web-site: [www.oxted-pc.org.uk](http://www.oxted-pc.org.uk) Mrs M Gibbins, Parish Clerk, Tel: 07510 226989