



OXTED PARISH COUNCIL - PLANNING COMMITTEE

Minutes of the meeting of Oxted Parish Council Planning Committee, held in The Meeting Room, Oxted Community Hall, Church Lane, Oxted on Tuesday 24th August 2021 at 6.30pm

Members

Cllr Peter Damesick - Chairman

Cllr. Reg Hull

Cllr. Liz Parker

Cllr. Deb Shiner

Cllr Anne Rivers

Mrs Maureen Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:** to receive and accept apologies for absence.
There was none received.
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 Shiner declared an interest in application TA/2021/591 and did not participate in the discussion or comments.
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/2021/1222
Demolition of existing garage and erection of detached garage.
Hoders, Woodhurst Park, Oxted RH8 9HA
Applicant: Dr & Mrs D Hill
Comment: Although the proposed garage is larger than the existing garage there is room for it although it is not visually attractive.
 - 4.2 TA/2021/1136
Replacement signage comprising one illuminated fascia sign, one non-illuminated fascia sign and one illuminated hanging sign (Advertisement Consent).
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.

4.3 TA/2021/972

Removal of existing rubbish bin enclosure and wheelie bins. Extension of existing facing brickwork to form perimeter wall. Construction of softwood timber decking to sloping front section of forecourt. Relocation of existing planters to perimeter. Alteration to existing shop front to incorporate pair of varnished hardwood doors to match existing shop front. Installation of extract duct to rear elevation.

20 – 22 Station Road West, Oxted RH8 9EP

Applicant: Mr David Hanson

Comment: The Parish Council has no objection however the decision should be contingent upon the application for change of use to a restaurant. The Parish Council note that the applicant states there will not be any trade waste which they consider unusual considering the business is a restaurant.

4.4 TA/2021/1053

Installation of extraction / filtration / noise attenuation equipment, replacement of shop front and doors with stacker doors and installation of retractable awning. Display of non-illuminated fascia sign above main entrance.

135 Station Road East, Oxted RH8 0QD

Applicant: Mr S Leston

Comment: In considering the application the Parish Council have concerns that there appears to have been no application for a change of use.

4.5 TA/2021/1250/TPO

T1) - Maple (No. 6) - Reduce crown from 15m high by 3m, leaving residual height of 12 metres; the remaining crown to be pruned in proportion, in order to maintain the natural shape of the tree. T2) - Maple (No. 7) - Reduce crown from 15m high by 3m, leaving residual height of 12 metres; the remaining crown to be pruned in proportion, in order to maintain the natural shape of the tree.

7 Alexander Place, Oxted RH8 0PE

Applicant: Dunn

Comment: The Parish Councillors leave to the arboriculturist

4.6 TA/2021/1036

Variation of Condition 5 (retained flat roof area) of planning permission ref: 2020/623 (Erection of single storey rear extension and first floor side extension over existing garage incorporating front terrace) to remove the north facing balcony from the development and replace with an east facing balcony.

1 Farley Park, Oxted RH8 9HY

Applicant: Mr Guy Overall

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

4.7 TA/2021/1293/NH

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 4m, and for which the height of the eaves would be 4m (Notification of a Proposed Larger Home extension)

Robinslade, Wilderness Road, Oxted RH8 9HS

Applicant: Christian Tym

Comment: The Parish Council considered all applications together. The application is out of character, overbearing, overlooking neighbouring properties and overshadowing of neighbouring properties. The totality of the development proposed is overdevelopment of the site.

4.8 TA/2021/1291/NH

Erection of single storey side extension which would extend beyond the rear wall of the original house by 8.00m, for which the maximum height would be 4.00m, and for which the height of the eaves would be 3.00m (Notification of a Proposed Larger Home Extension) (Amended plans)

Robinslade, Wilderness Road, Oxted RH8 9HS

Applicant: Christian Tym

Comment: The Parish Council considered all applications together. The application is out of character, overbearing, overlooking neighbouring properties and overshadowing of neighbouring properties. The totality of the development proposed is overdevelopment of the site.

4.9 TA/2021/1256

Erection of single storey side extension. (Certificate of Lawfulness for a Proposed Use or Development)

Robinslade, Wilderness Road, Oxted RH8 9HS

Applicant: Christian Tym

Comment: The Parish Council considered all applications together. The application is out of character, overbearing, overlooking neighbouring properties and overshadowing of neighbouring properties. The totality of the development proposed is overdevelopment of the site.

4.10 TA/2021/1266

Erection of single storey rear extension. (Certificate of Lawfulness for Proposed Use or Development)

Robinslade, Wilderness Road, Oxted RH8 9HS

Applicant: Christian Tym

Comment: The Parish Council considered all applications together. The application is out of character, overbearing, overlooking neighbouring properties and overshadowing of neighbouring properties. The totality of the development proposed is overdevelopment of the site.

4.11 TA/2021/1292/NH

Erection of a single storey side extension which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m (Notification of a Proposed Larger Home extension) (Amended Plans)

Robinslade, Wilderness Road, Oxted RH8 9HS

Applicant: Christian Tym

Comment: The Parish Council considered all applications together. The application is out of character, overbearing, overlooking neighbouring properties and overshadowing of neighbouring properties. The totality of the development proposed is overdevelopment of the site.

4.12TA/2021/1241

Erection of single storey rear extension and two dormer windows to existing rear roof slope in connection with conversion of loft to habitable accommodation. (Certificate of Lawfulness for Proposed use or Development)

Upper Gincox Farm, Popes Lane, Oxted RH8 9PL

Applicant: Mr & Mrs Henderson

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

4.13TA/2021/1243

Erection of two storey side extension

96 Home Park, Hurst Green, Oxted RH8 0JX

Applicant: Mr & Mrs L Walker

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

4.14TA/2021/1248

Erection of single storey side/rear extension

Broadham House, Hall Hill, Oxted RH8 9PA

Applicant: Mr Osborne

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

4.15TA/2021/1257

Erection of single storey rear extension and new front porch

14 Springfield, Oxted RH8 9JL

Applicant: Mr Paul Peachy & Mrs Sangeeta Dave

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

4.16TA/2021/1101

Variation of condition 3 of 2017/2230 which refers to "Change of use to class D1 for 'men in sheds' project" to allow for the changes to shop opening hours.

The Woodhouse Centre, Hoskins Road, Oxted RH8 9HT

Applicant: Mrs Lorna Edser

Comment: The Parish Councillors had no objection to the application

4.17TA/2021/1281

Demolition of existing single storey rear extension. Erection of part single storey and two storey rear extension, first floor side extension and conversion of resultant roof space to habitable accommodation including second floor rear facing dormer and roof windows to front elevation.

83 Pollards Oak Road, Hurst Green, Oxted RH8 0JE

Applicant: Mr & Mrs E Sudre

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

4.18TA/2021/1326

Demolition of existing detached garage/single storey side element and erection of part two storey part single storey side and rear extensions & installation of PV panels on roof.
15 Eastlands Way, Oxted RH8 0LP Applicant: Mr & Mrs Crowhurst

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

4.19TA/2021/1327

Erection of single storey rear extension, front porch canopy and alterations to fenestration.

1 Barrow Green Farm Cottages, Barrow Green Road, Oxted RH8 9NE

Applicant: Mrs Wathen

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

4.20TA/2021/1328

Erection of single storey rear extension, front porch canopy, conversion of outbuilding to habitable accommodation and alterations to fenestration.

2 Barrow Green Farm Cottages, Barrow Green Road, Oxted RH8 9NE

Applicant: Mrs Wathen

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

4.21TA/2021/1161

Variation of Condition 2 (Plans) of planning permission ref: 2019/1501 (Erection of single storey dwelling with conversion of roof-space to habitable use and garage, formation of new driveway including access and associated works) to amend the site to add additional land to the rear of the new dwelling to provide a larger rear garden and plot size.

Dulverton, Rockfield Road, Oxted RH8 0EL

Applicant: Mr S Lovell

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

4.22TA/2021/1366

Removal of old timber & steel windows to front, side & rear elevations. Installation of replacement windows to front, side & rear.

60 High Street, Oxted RH8 9LP

Applicant: Mr Oliver Dolan

Comment: In considering the application the Parish Council has found no material planning reasons for refusal and the replacement of the windows will be an improvement.

4.23TA/2021/591

Erection of single storey rear extension to existing pool house structure and changes to fenestration (arboricultural plans/survey submitted)

Fairfax House, Neb Lane, Oxted RH8 9JN

Applicant: Mr & Mrs Lutlerbach

Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The Parish Councillors request that the arboriculturist reviews the survey.

The meeting closed at 1910

The next planning application meeting will be on Tuesday 14th September 2021

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