



## 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 17<sup>th</sup> May at 5:30pm

Cllr Liz Parker - Chairman

Cllr Peter Damesick

Cllr Reg Hull

Cllr Deb Shiner

Mrs Maureen Gibbins - Clerk & RFO

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### MINUTES

1. **Election of Chairman**  
Cllr Parker was elected as Chairman
2. **Election of Vice Chairman**  
Cllr Damesick was elected as Vice Chairman
3. **Apologies for absence**  
There was none
4. **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
5. **Public session:** There was no member of the public present.
6. **To consider and make comment on the following Planning Applications:**
  - 6.1 **TA/2022/334**  
Erection of single storey side extension. Changes to fenestration and internal alterations to form a workshop on the second floor. (Certificate of Lawfulness for Existing Use or Development).  
Grove House, Wilderness Road, Oxted RH8 9HS  
Applicant: Mr Rob O'Neil  
**Comment: The Parish Councillors leave to TDC Officers**
  - 6.2 **TA/2022/442**  
Erection of hip to gable roof enlargement, dormer extension to rear and two roof lights within front roof slope in connection with conversion of resultant loft space to habitable accommodation.  
12 Johnsdale, Oxted RH8 0BW  
Applicant: Mrs Elaine Enstone  
**Comment: In considering the application the Parish Council has found no material planning reasons for refusal.**

### 6.3 TA/2022/393

Demolition of existing conservatory. Erection of single storey side/front extension and associated landscaping works.

Home Place Cottage, Wolfs Hill, Limpsfield, Oxted RH8 0QT

Applicant: Ian Malthais

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

### 6.4 TA/2022/392

Removal or variation of condition 3 (Hours) of planning permission ref: 2018/2287

(Change of use of ground floor shop unit from Class A1 (Hairdresser) to Class A4 (Bar))

90 Station Road East, Oxted RH8 0QA

Applicant: Mr Andrew Graves

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The conditions are sensible and considerate to neighbours and the Parish Councillors leave to Officers to ensure the conditions are adhered to.**

### 6.5 TA/2022/310

Demolish garden shed and erect new garden shed in different location within garden.

59 Holland Road, Hurst Green, Oxted RH8 9AU

Applicant: Mr William Herring

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

### 6.6 TA/2022/571/TPO

T5) - Ash - Fell due to severe dieback which has been monitored over the last 5 years.

Replant with one standard Quercus Robur within 5 metres of current tree.

T13) - Ash - Fell due to severe dieback which has been monitored over the last 5 years.

Replant with one standard Quercus Robur within 5 metres of current tree.

T19) - Willow - Pollard at previous pruning points at 2 metres above ground level.

Remove stem damaging railings. Cyclical works.

T24) - Willow - Crown reduce by 3 metres in height and 2 metres in spread, leaving a finished height of 6 metres and spread on all aspects of 2.5 metres.

Tandridge Heights Care Home, Memorial Close, Oxted RH8 0NH

Applicant: Mr Andrew Cheek

**Comment: The Parish Councillors leave to the Arboriculturist**

### 6.7 TA/2022/455/TPO

T1) - All laurel and holly on rear boundary line - Reduce all trees by up to 4 meters to leave a residual height of approximately 2 meters and 1.5 meters from the ground.

T2) - Neighbouring Sweet chestnut hanging low into clients' garden - Reduce length of longest lateral branch hanging over garden to leave a residual length of 7 meters. The remaining crown will not be pruned as this branch protrudes further than the rest of the canopy.

10 Parklands, Oxted RH8 9DP

Applicant: Laurie Fraser

**Comment: The Parish Councillors leave to the Arboriculturist**

### 6.8 TA/2022/594/TPO

T1,2&T3) - Oaks - Lift crowns to 5m removing larger branches back to source and remove dead wood over 50mm. (Please refer to photos provided.)

81 Hurst Green Road, Hurst Green RH8 9AJ

Applicant: Mrs Abigail Simmons

**Comment: The Parish Councillors leave to the Arboriculturist**

### 6.9 TA/2022/620/TPO

T2) - Ash - with basal decay to right-hand side of No.33 - Fell. (Please refer to photos provided.) T3) - Ash - to right-hand side of rear garden of No.33 Re-pollard. Repeat pollard management to ensure appropriate regrowth. (Please refer to photos provided.)

T4) - Oak - Right-hand side of No.33 - Reduce laterally by up to 2m and upper crown encroaching on house reduced by up to 2m. Reduce encroachment on house. (Please refer to photos provided.)

33 Lankester Square, Oxted RH8 0LJ

Applicant: Mr Harper

**Comment: The Parish Councillors leave to the Arboriculturist**

### 6.10TA/2022/523/TPO

T4) - Oak - Reduce crown to previous points, removing up to 2m growth to a residual height of 11m and spread of 6m. (Please refer to photo provided.)

1 Juniper Close, Hurst Green RH8 0RX

Applicant: Mr Declan McCuster

**Comment: The Parish Councillors leave to the Arboriculturist**

### 6.11TA/2022/436

Variation of Condition 1 (Business hours) of planning permission ref: 2011/700 (Variation of condition 2 of permission TA/96/P/992 dated 07 January 1997 to allow opening hours of 08.00 to 23.30 Monday to Saturday and 08.00 to 23.00 on Sundays) to retain these hours Sunday to Thursday and an increase of 60 minutes on Friday and Saturday to 0800hrs to 0000hrs.

4 Hoskins Walk, Oxted RH8 9HR

Applicant: Miss Emma Fallon

**Comment: The Parish Councillors recommend that the last entry to the venue should be 23:00 and that the outside space should not be used following the last entry at 23:00.**

### 6.12TA/2022/414

Removal of condition 4 (Utilisation of garage) attached to pp 93/132 dated 28/5/1993 for "Demolition of house and garage and erection of two linked houses and garages (amended house positions and parking and turning area)".

9 Warren Lane, Hurst Green, Oxted RH8 9DA

Applicant: Mr Stuart Morris

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

### 6.13TA/2022/417

Erection of new screen wall to garden

4 St Marys Close, Oxted RH8 9LJ

Applicant: Mrs J Chew

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

#### **6.14TA/2022/399**

Demolition of existing garage and side extension. Erection of side/rear extension connecting to existing rear extension and front infill to the porch.

84 Central Way, Oxted RH8 0LY

Applicant: Mr David White

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

#### **6.15TA/2021/2183/Cond1**

Details pursuant to the discharge of Condition 4 (Tree Protection Plan) and Condition 5 (Soft Landscaping) of planning permission ref: 2021/2183 dated 25th February 2022 (Erection of replacement front porch. Erection of detached pool house outbuilding with relocation of pool services building, erection of pergola and pavilion within rear garden.)

52 Wheeler Avenue, Oxted RH8 9LE

Applicant: Mr McElligott

**Comment: The Parish Councillors leave to the Arboriculturist to ensure the Tree Protection Plan Condition 4 is adhered to.**

#### **6.16TA/2022/428**

Erection of part single/part two storey rear extension with balcony over, two storey front extension in association with removal of existing roof and addition of first floor over dwelling. Changes to fenestration including removal/installation of windows and doors.

45 Oast Road, Hurst Green, Oxted RH8 9DU

Applicant: Mr Stephen McCarthy

**Comment: The Parish Councillors made no comment apart from concern regarding the loss of a bungalow.**

#### **6.17TA/2019/672/Cond1**

Discharge of condition 3 (Materials to walls and roof), condition 4 (Arboricultural Method Statement) and condition 10 (Energy Statement) attached to pp 2019/672 for "Erection of a two-storey pavilion building involving demolition of the existing single storey pavilion"

Pavilion, Master Park, Church Lane, Oxted RH8 9LD

Applicant: Mrs Pamela McNaughton

**Comment: The Parish Councillors leave to TDC Officers**

#### **6.18TA/2022/581/NH**

Erection of a conservatory to the rear of the property which would extend beyond the rear wall of the original house by 5 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.25 metres (Notification of a Proposed Larger Home extension)

70 Greenacres, Oxted RH8 0PB

Applicant: Mrs Tracey Simmons

**Comment: The Parish Councillors expressed concern regarding the size of the conservatory and the possible flooding with the run-off from the roof if the drainage system is not adequate.**

**Meeting closed at 1913**

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The next planning committee meeting will be on Tuesday 31<sup>st</sup> May 2022

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