



## 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 19<sup>th</sup> April 2022 at 5:30pm

### Members

Cllr Peter Damesick - Chairman

Cllr. Reg Hull

Cllr. Liz Parker

Cllr. Deb Shiner

Mrs Maureen Gibbins - Clerk & RFO

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## MINUTES

1. **Apologies for absence:**

There were no apologies received although it was acknowledged that Cllr Anne Rivers who was on this committee, suddenly and unexpectedly died on 10<sup>th</sup> April. Her contribution to the committee was also acknowledged.

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 was no members of the public in attendance.

4. **To consider and make comment on the following Planning Applications:**

**4.1 TA/2022/329**

Demolition of existing side and rear extensions. Erection of single storey side and rear extension with solar panels on rear-facing roof.

62 Coltsfoot Lane, Hurst Green, Oxted RH8 9ET

Applicant: Mr James Reeves

**Comment: The Councillors note from the plans, which were not very clear, that the scale and massing of the proposed extensions would be detrimental to the neighbouring properties. The flue for the wood burning stove appears to be too short and far too close to the neighbouring property. Concern was expressed to due the proposal in view of the history of flooding in Coltsfoot Lane.**

**4.2 TA/2021/1948/Cond2**

Details pursuant to the discharge of condition 16 (Surface Water Drainage Scheme) of planning permission ref: 2021/1948 dated 21 March 2022 (Variation of conditions 5 (Approved Operation hours) and 6 (Approved Floodlight usage hours) attached to pp 2020/1776 for the "Demolition of existing storeroom and erection of replacement equipment storage building. Part demolition to existing pavilion. Erection of extension to south elevation of, and alterations to, the existing pavilion. Erection of replacement store

building. Construction of a new artificial turf sports pitch with 8 x flood lights. Erection of associated means of enclosure and formation of footpaths, assembly area and spectator area. Raising/re-levelling of land to provide extension to existing playing fields providing new natural turf sports areas with a new non-grass pitch cricket wicket and all associated groundworks including drainage and the creation of a swale").

Hazelwood School, Wolfs Hill, Limpsfield, Oxted RH8 0QU

Applicant: Hazelwood School

**Comment: The Parish Councillors leave to TDC Officers to ensure the condition is adhered to however agreed to the condition for the lights to be turned off earlier on a Friday evening. Documents were not clear regarding the variations.**

#### **4.3 TA/2022/327**

Erection of a bungalow with associated works including landscaping and car parking.

The Gateway, Woodhurst Lane, Oxted RH8 9HJ

Applicant: Mr McBride

**Comment: The Councillors consider that this application, as a small development on this site is acceptable, and the revised proposal does overcome the issues raised with the previous application**

#### **4.4 TA/2022/277**

Erection of two-storey extension and demolition of garage and utility room.

Oaklands, Wolfs Hill, Limpsfield, Oxted RH8 0QT

Applicant: Mr Mark Tatlow

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

#### **4.5 TA/2022/325**

Variation of Condition 3 (Plans) of planning permission ref: 2021/618 (Demolition of existing dwelling and erection of two pairs of semi-detached houses (no. 4) with associated access, parking and landscaping. (Outline application for access, appearance, layout and scale)) to allow for a single storey rear extension to each plot to create a family room off the kitchen/dining space.

86 Bluehouse Lane, Oxted RH8 0AD

Applicant: Mr Martyn Avery

**Comment: The Parish Councillors consider this proposal should have been in the original application however in considering the application the Parish Council has found no material planning reasons for refusal. The neighbours' comments must be considered.**

#### **4.6 TA/2022/369**

Formation of Loft conversion including hip to gable extension and rear dormer (Certificate of Lawfulness for Proposed Use or development).

20 Johnsdale, Oxted RH8 0BP

Applicant: S Wallace

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

#### **4.7 TA/2015/2231/Cond3**

Details pursuant to the discharge of Condition 4 (Hard and soft landscaping) of planning permission ref: 2015/2231 dated 15th February 2016 (Erection of detached dwelling with attached garage)

High Oaks, Icehouse Wood, Oxted RH8 9DW

Applicant: Mr Joe Peachey

**Comment: The Parish Councillors leave to TDC Officers to ensure the landscaping has been satisfactorily completed.**

#### **4.8 TA/2022/292**

Proposed garage conversion

11 Williams Road, Hurst Green, Oxted RH8 9BF

Applicant: Ms Andrea Ainsworth

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

#### **4.9 TA/2022/232**

Landscaping of front garden to accommodate parking in conjunction with dropped kerb application

42 Silkham Road, Oxted RH8 0NY

Applicant: Mrs Barbara Hipkiss

**Comment: The Parish Council note the issues which are arising with a number of front garden parking applications and thus reducing the amount of on road parking due to the restrictions with the implementation of a number of dropped kerbs.**

#### **4.10TA/2022/263**

Erection of a detached double bay garage

Blackwoods, Bushey Croft, Oxted RH8 9JX

Applicant: Mr & Mrs Wilkinson

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal. It was noted that one web comment on this application is for an application in Warlingham and thus has been incorrectly allocated.**

#### **4.11TA/2022/368**

Installation of septic tank (retrospective) and alterations to approved garage

Spinney Meade West, Rockfield Road, Oxted RH8 0EJ

Applicant: Mr & Mrs Thornton

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

#### **4.12TA/2022/448/TPO**

G1) - Two Oak to rear of house crown reduced by 3m to a residual height of 16m and spread of 12m. Maintain suitable size for location.

Aspen, Rockfield Road, Oxted RH8 0EJ

Applicant: Mr Charles Keymer

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

#### **4.13TA/2022/355**

Erection of single storey side and rear extension and first floor rear extension

3 Orchard Way, Hurst Green, Oxted RH8 9DJ

Applicant: Mr & Mrs V Tran

**Comment: The plans were unclear however on further review in considering the application the Parish Council has found no material planning reasons for refusal.**

#### **4.14TA/2022/498/TCA**

G1) - Group of eleven Leylandii on left-hand boundary - Dismantle in sections close to ground level.

Mayflower Cottage, Broadham Green Road, Oxted RH8 9PF

Applicant: Mrs Jennie Richards

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

#### **4.15TA/2022/449/TPO**

T1) - Oak - Reduce Crown by 2m to a residual height of 16m and overall crown spread of 9m. Maintain suitable size for location. Reduce over extended branches. Reduce wind loading and aid longevity. (Please refer to photos provided.)

Cherry Tree Cottage, 12 Holland Road, Hurst Green RH8 9AU

Applicant: Mr & Mrs Payne

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

#### **4.16TA/2022/456/TPO**

G1) - Group of three Sycamore with severe basal decay on right-hand side of rear garden dismantle in section close to ground level. Safety works, low amenity value. (Please refer to photos provided.)

19 Rockfield Close, Oxted RH8 0DN

Applicant: Mrs Sherilee Ellis-Farland

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

#### **4.17TA/2022/381**

Loft conversion with rear dormer (Application for a Certificate of Lawful Development for a Proposed Use or Development).

39 Westlands Way, Oxted RH8 0NB

Applicant: Bianca Young

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

#### **4.18TA/2022/382**

Erection of ground wraparound extension

39 Westlands Way, Oxted RH8 0NB

Applicant: Bianca Young

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

#### **4.19TA/2022/337**

Hip to gable rear dormer loft conversion, installation of new gable end window and front roof lights. (Application for a Certificate of Lawful Development for a Proposed Use or Development).

18 Johnsdale, Oxted RH8 0BP

Applicant: Mr David Miles

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

#### **4.20TA/2022/178**

Change of use from C3 dwelling house to mixed dwelling house and C4 (creche) (Retrospective)

3 Stocketts Cottages, Popes Lane, Oxted RH8 9PJ

Applicant: Miss Lucy Vassila

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal however the Councillors expressed their concern regarding the adequacy of parking for drop off and pick up and the issue of road safety at these times.**

#### **4.21 TA/2021/1640/Cond1**

Details pursuant to the discharge of Condition 3 (Materials), Condition 4 (Carbon Emissions), Condition 5 (Surface water drainage) and Condition 6 (Fast charge socket) of planning permission ref: 2021/1640 dated 25th January 2022 (Change of use of existing building Class F1 Use (for, or in connection with, public worship or religious instruction – former use class D1) at ground floor and a self-contained C3 residential apartment at first floor to reinstate the building to its original use as a Class C3 dwelling house. Erection of single storey rear extension and conversion of existing roof space to habitable accommodation. Alterations to existing stepped access to rationalise access to front and retention of existing ramped access for inclusive access.).

5 East Hill Road, Oxted, Surrey, RH8 9HZ

Applicant: Mr Grant Smith

**Comment: The Parish Councillors leave to TDC Officers to ensure the condition is adhered to.**

#### **4.22 TA/2022/385**

Erection of rear dormer and front roof lights in association with conversion of loft space to habitable accommodation. (Certificate of Lawfulness for a proposed use or development)

14 Chalkpit Lane, Oxted RH8 0NE

Applicant: Mr Mark & Mrs Louise Lane

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

#### **4.23 TA/2022/372**

Partial demolition of and remodelling of the dwelling to include two storey side and a single storey extension. Conversion of and extension of roof space, addition of dormer windows on front and rear elevation and juliet balcony on rear elevation. Conversion of garage to habitable accommodation, changes to fenestration and demolition of porch.

Erection of porch, solar pv panels to main roof and sedum roof to single storey flat roof area.

Flinders, Quarry Close, Oxted RH8 9HG

Applicant: Mr Luke & Mrs Marie Adams

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

#### **4.24 TA/2021/2104/Cond1**

Details pursuant to the discharge of condition 5 (Tree Protection Plan and Arboricultural Method Statement) of planning permission ref: 2021/2104 dated 18 March 2022 (Erection of single-storey garden room.)

Hoders, Woodhurst Park, Oxted RH8 9HA

Applicant: Dr & Mrs S Hill

**Comment: The Parish Councillors leave to TDC Officers to ensure the condition is adhered to.**

## 5 Appeal

**TA/2021/1335**

Variation of condition 3 (Opening hours) of planning permission ref: 2020/565 'Change of use from A1 (retail) to mixed use A3/A5 (restaurants and cafes/takeaways) and installation of extractor to rear elevation' allowed on appeal under APP/M3645/W/20/3255818 to allow for opening hours of 07:30 to 23:00 Mon to Sunday. 36 Station Road West, Oxted RH8 9EU

**Comment: The Parish councillors noted the appeal and consider the limit of closing at 5pm as far too restrictive.**

**Meeting closed at 1830**

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**The next planning committee meeting will be on Tuesday 17<sup>th</sup> May 2022**

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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